



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Malcolm Road

Grimsby
DN34 5NL

Offers in the Region Of
£135,000

Offered for sale with no forward chain on the vendors side, Crofts are pleased to be able to bring to the market this well maintained and presented three bedroom semi-detached house. Enjoying the benefits of gas central heating and double glazing, the property briefly comprises entrance hallway, lounge, dining/sitting room and kitchen to the ground floor. To the first floor there is the landing, three bedrooms and a bathroom. Front and good sized rear garden. Driveway and detached garage. Early viewing is advised.

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Entrance Hall

Double glazed entry door to the front elevation. Staircase to the first floor with cupboard beneath. Central heating radiator.

Lounge

10' 9" plus bay x 13' 10" (3.268m x 4.213m)

uPVC double glazed bay window to the front elevation. Central heating radiator. Living flame gas fire with surround. Sliding doors through to the dining room.

Dining Room

10' 7" x 10' 0" (3.219m x 3.043m)

With coving to the ceiling and having central heating radiator. Double glazed patio doors to the rear elevation.

Kitchen

10' 6" x 10' 2" (3.199m x 3.098m)

Offering a range of wall and base units with contrasting work surfacing with inset bowl sink and drainer. Splashback tiling. Gas cooker point. Plumbing for a washing machine. Glow worm boiler. uPVC double glazed windows to the rear and side elevations. Rear entry door.

First Floor Landing

uPVC double glazed window to the side elevation. Coving to the ceiling.

Bedroom One

10' 10" x 12' 10" (3.314m x 3.909m) maximums

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes to one wall.

Bedroom Two

10' 7" x 11' 3" (3.230m x 3.422m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes.

Bedroom Three

9' 0" x 6' 6" (2.752m x 1.978m)

uPVC double glazed window to the rear elevation. Central heating radiator., Fitted wardrobe and dresser unit.

Bathroom

8' 3" x 5' 10" (2.513m x 1.775m)

uPVC double glazed window to the front elevation. Fitted with a shower cubicle, panelled bath, w.c and vanity wash hand basin. Tiled walls. Central heating radiator.

Outside

The property has gardens to the front and rear elevations, driveway and a detached garage. The rear garden is of a good size and is ideal for the family market.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

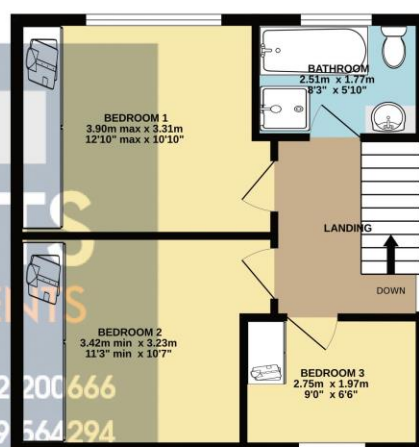
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
40.7 sq.m. (438 sq.ft.) approx.



1ST FLOOR
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (864 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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