



CROFTS ESTATE AGENTS

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



Stanley Street

Grimsby
DN32 7LH

Offers in the Region Of
£82,000

Crofts are delighted to present to the market with well cared for and presented TWO BEDROOM MI TERRACE HOUSE. Owned and loved this property has real good curb appeal with painted front and even has owned solar panels to the roof. Inside an open plan long dining room offers a real sense of space with the room separated into usage by furniture. The room also features turning stairs to the first floor and uPVC French doors to the rear garden. To the back of the property is a spacious NEW KITCHEN with fitted appliances which is absolutely stunning with bags of storage space. To the first floor there are two double bedrooms and large bathroom with a sunken bath plus separate walk in shower cubicle. Outside there are smart gardens to the front with an equally smart south facing rear garden to the rear.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

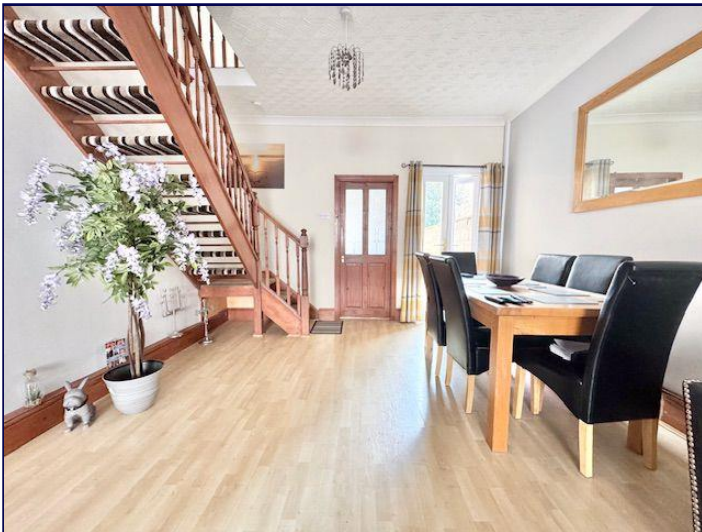
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Entrance porch

3' 5" x 2' 11" (1.05m x 0.88m)

With neutral decor and uPVC frosted front door.

Lounge and dining room

27' 10" x 12' 9" (8.48m x 3.88m)

Huge room with uPVC bay window and open tread stair case to the rear of the room, uPVC French doors to the rear garden, grey and cream decor to coving, two pendant lights and wood laminated flooring. The room is split into two areas of lounge and diner.

Kitchen

17' 7" x 7' 11" (5.35m x 2.42m)

A beautiful new high gloss grey kitchen with grey marble effect work tops and one and a half sink drainer over runs down both sides of the room with fitted appliances including gas hob with extractor, oven grill and space for washing machine and tall fridge freezer. The room has white decor, grey tiled flooring, two uPVC windows and glazed door to the rear, radiator

Stairs and landing

A 90 degree turning staircase rises to a large landing with space for storage with neutral decor, striped carpet and pendant light.

Bedroom One

12' 8" x 12' 2" (3.85m x 3.72m)

With brown carpet, cream decor, uPVC window, pendant light and radiator.

Bedroom Two

12' 4" x 7' 0" (3.76m x 2.14m)

The second bedroom has grey decor and carpet, uPVC window to the rear, radiator and pendant light.

Bathroom

13' 9" x 8' 2" (4.20m x 2.49m)

A large bathroom to the rear has sunken cream bath with matching cream sink and WC, there is also a tiled walk in shower cubicle, wood effect vinyl floor, half tiled cream walls, dado rail and cream decor over, two uPVC frosted windows, white towel radiator, radiator, extractor and ceiling light.

Front garden

Low maintenance front garden with concrete and gravel, walled boundary and gate to pavement.

Rear garden

A south facing rear garden has concrete and slab patio area with concrete path to timber rear gate. There is a lawn garden, garden shed and timber fencing to all sides.

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

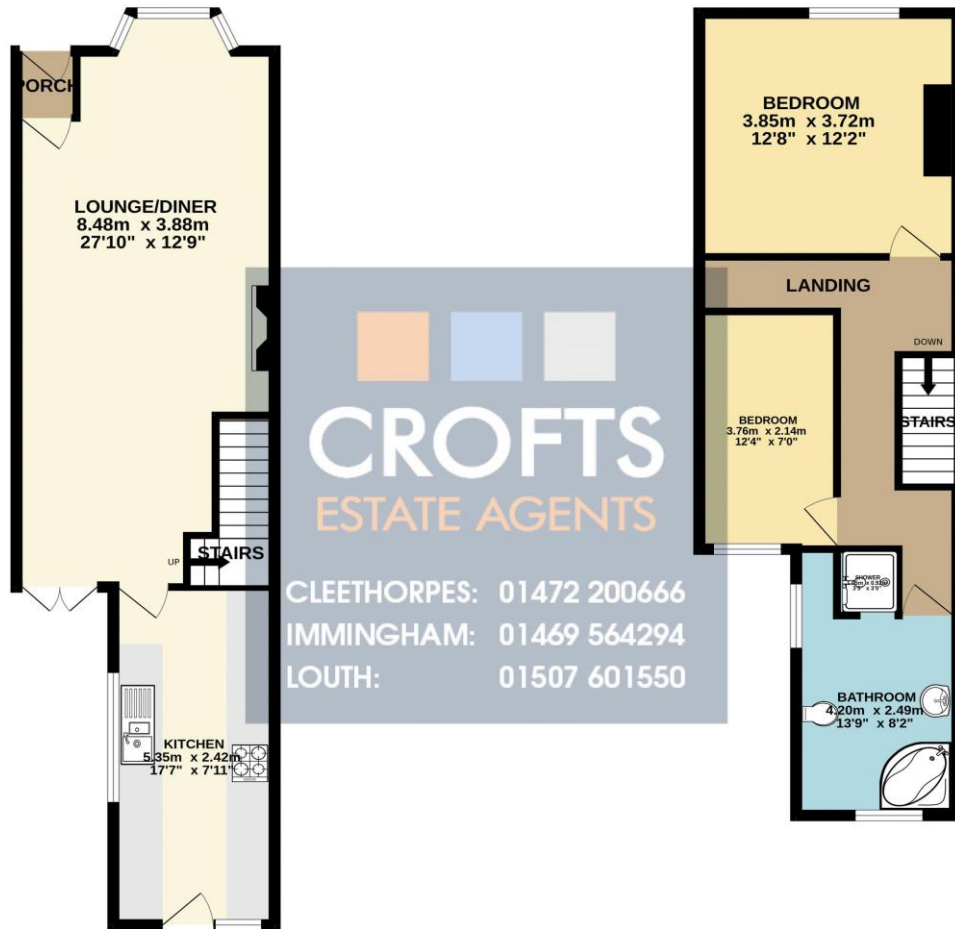
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
46.3 sq.m. (498 sq.ft.) approx.

1ST FLOOR
42.3 sq.m. (456 sq.ft.) approx.



TOTAL FLOOR AREA: 88.6 sq.m. (954 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		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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