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Wentworth Road

Grimsby
DN34 4AR

Offers in the Region Of £130,000

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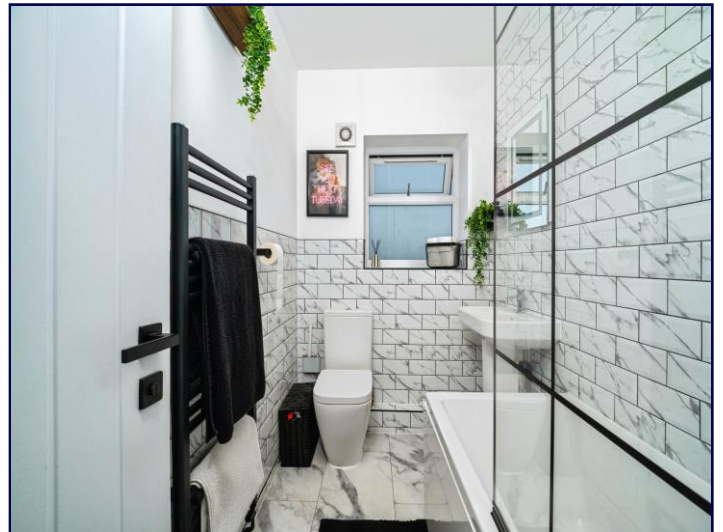
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Property Introduction

Crofts are delighted to bring to the market this superbly presented and extended three-bedroom mid-terraced property, situated within this highly sought-after and popular residential location. Offering spacious and stylish accommodation, this lovely home provides an ideal purchase opportunity for a variety of buyers. The property benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, lounge, extended dining/living room, fitted kitchen, first-floor landing, three bedrooms and a modern, stylish bathroom. Externally, the property boasts a front garden with potential for off-road parking, together with a lovely low-maintenance rear garden featuring a paved patio and artificial lawn, creating an excellent space for outdoor entertaining, relaxing and alfresco dining. Viewing is highly recommended to fully appreciate the standard, space and appeal of this attractive home.

Entrance Hall

Offering entry door to the front elevation. Staircase to the first floor. Central heating radiator.

Living Room

14' 0" x 9' 6" (4.26m x 2.90m)

A beautifully finished contemporary lounge offering a bright and inviting atmosphere. The space features light grey wood-effect flooring that enhances the modern aesthetic and provides a seamless flow throughout the room. A large window fitted with

white blinds allows natural light to fill the space. Central heating radiator. This well-presented lounge delivers a refined blend of modern style and luxury, ideal for both everyday living and entertaining. Opening through to the dining room.

Dining Living Room

15' 0" x 11' 4" (4.57m x 3.45m)

This bright and exceptionally spacious open-plan reception room offers a highly versatile layout, making it the perfect focal point for both relaxed family living and formal entertaining. The space is beautifully finished with contemporary grey wood-effect flooring and crisp neutral decor, which is elegantly framed by clean white walls and decorative ceiling coving. Flooded with natural light from a large window fitted with stylish wooden Venetian blinds, the room provides ample space to comfortably accommodate both a dining area and living space. Central heating radiator.

Kitchen

9' 5" x 8' 11" (2.87m x 2.71m)

A stylish and contemporary kitchen fitted with a range of high-gloss white units and contrasting black handles, set beneath dark marble-effect worktops. White metro tiling forms an attractive splashback, while the integrated appliances include an electric oven, induction hob and extractor hood. A black sink with mixer tap is positioned beneath the window, and the room also benefits from space for a freestanding black fridge-freezer and space for a washing machine. Further double glazed window and entry door to

the elevation. Central heating radiator. Light wood-effect flooring and recessed ceiling spotlights complete this modern and practical space.

First Floor Landing

Access to the three bedrooms and bathroom.

Bedroom 1

9' 6" x 8' 0" (2.90m x 2.45m)

Neutrally decorated and having uPVC double glazed window. Central heating radiator.

Bedroom 2

11' 0" x 8' 0" (3.36m x 2.44m)

uPVC double glazed window and a central heating radiator.

Bedroom 3

9' 1" x 6' 8" (2.76m x 2.02m)

The final of the three bedrooms is again like a lot of the property neutrally presented and has a double glazed window. Central heating radiator.

Bathroom

7' 6" x 5' 1" (2.28m x 1.54m)

A stylish and fully tiled bathroom featuring a modern white suite comprising a panelled bath with glazed shower screen, pedestal wash hand basin and close-coupled WC. Marble-effect tiling with contrasting black detailing runs to the walls and floor, complemented by a black heated towel radiator, wall-mounted mirror and extractor fan. A window provides natural light and ventilation to this well-presented space. Central heating radiator.

Outside

Front Garden The property is approached via a block-paved driveway providing off-street parking, with a neat frontage and low boundary wall. **Rear Garden** To the rear is an enclosed and private garden laid mainly to low-maintenance artificial lawn, bordered by high dark-stained fencing. A paved patio area sits immediately adjacent to the house, ideal for outdoor seating, while a pathway leads to a useful garden shed at the far end.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

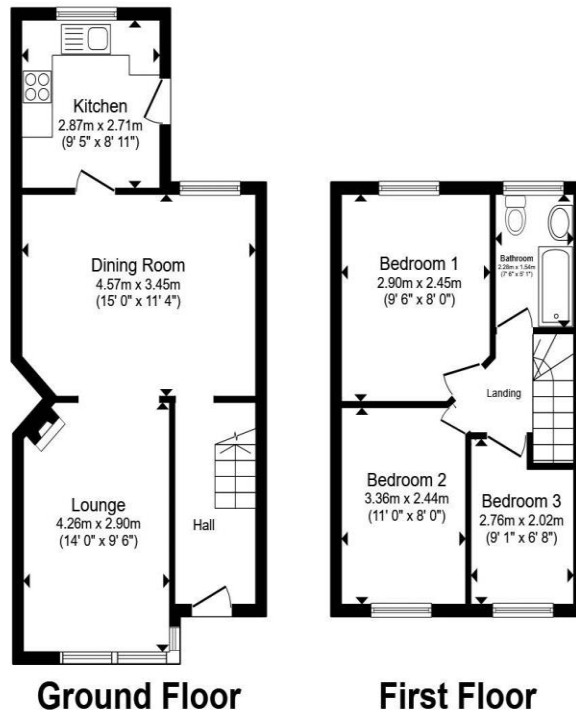
Free Valuations

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.





Total floor area 73.8 m² (794 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

