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

Grange Walk

Grimsby
DN34 4DY

Offers in the Region Of £100,000

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Property Introduction
Early viewing is advised on this lovely and well presented three bedroom end terrace property which creates an ideal investment opportunity or a great first home. The property in question benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, lounge, sitting/dining room, kitchen, landing, three bedrooms and a bathroom. Front and rear gardens. Established residential location with a good range of local amenities and road accesses.

Entrance Hallway
uPVC double glazed entry door to the front elevation with overhead glazed panel. Central heating radiator. Staircase to the first floor.

Lounge
10' 7" x 9' 11" (3.224m x 3.015m)
uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Living flame gas fire with surround. Double doors through to the dining/sitting room.

Sitting/Dining Room
11' 5" x 15' 6" (3.478m x 4.736m)
Offering patio doors to the rear elevation and benefits from a central heating radiator. Ample space to accommodate a dining area and sitting area. Dado rail to the walls and coving to the ceiling. Electric fire. Understairs cupboard.

Kitchen
17' 5" x 4' 11" (5.296m x 1.502m)
The kitchen offers uPVC double glazed windows to the rear and side elevations, along with a uPVC double glazed entry door. Fitted with a good complement of wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Gas cooker point. Plumbing for a washing machine. Splashback tiling. Integrated fridge and freezer.

First Floor Landing
Coving and loft access to the ceiling.

Bedroom One
12' 8" x 9' 7" (3.867m x 2.925m)
uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two
9' 5" x 9' 8" (2.869m x 2.941m)
uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobe.

Bedroom Three
6' 9" x 5' 8" (2.070m x 1.715m)
uPVC double glazed window to the front elevation. Central heating radiator.

Bathroom
5' 10" x 5' 6" (1.790m x 1.681m)
uPVC double glazed window to the rear elevation. Equipped with a pedestal wash hand basin, close coupled w.c and panelled bath with shower attachment. Tiling to the walls. Central heating radiator.

Outside
The property benefits from relatively low maintenance gardens to both the front and rear elevations. The rear garden enjoys a southerly facing aspect.

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.

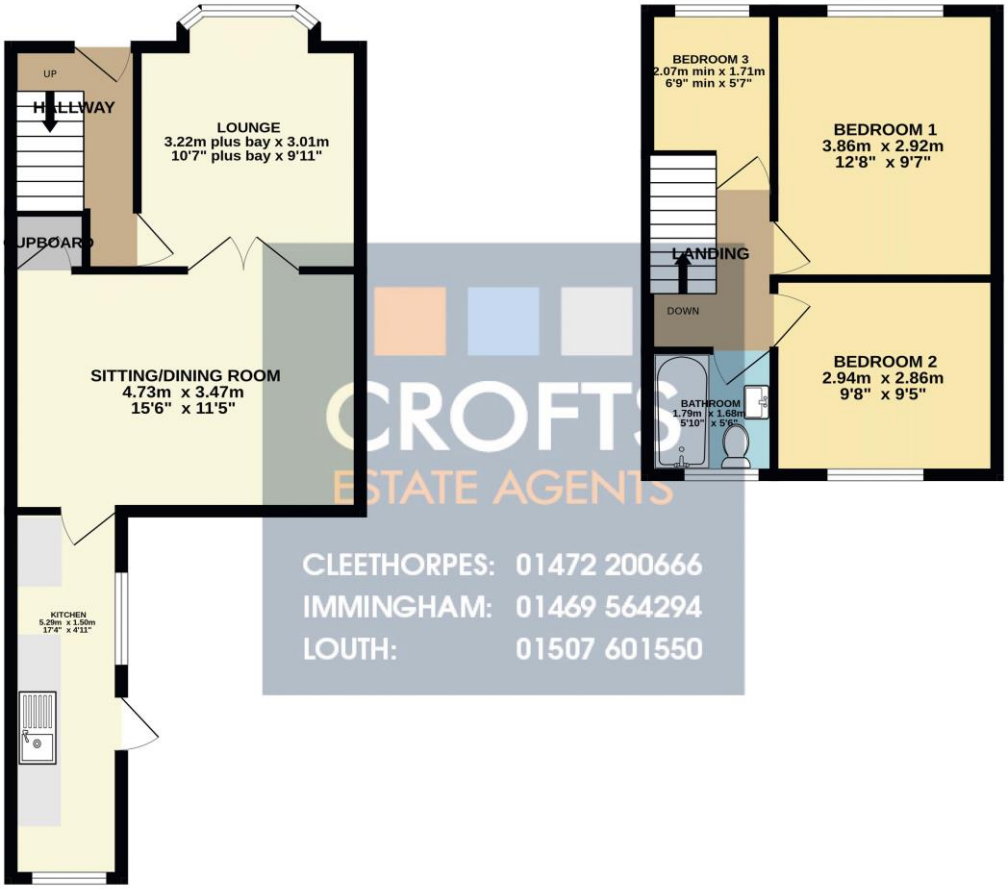
Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

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.

GROUND FLOOR
40.4 sq.m. (435 sq.ft.) approx.

1ST FLOOR
31.6 sq.m. (341 sq.ft.) approx.



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TOTAL FLOOR AREA : 72.1 sq.m. (776 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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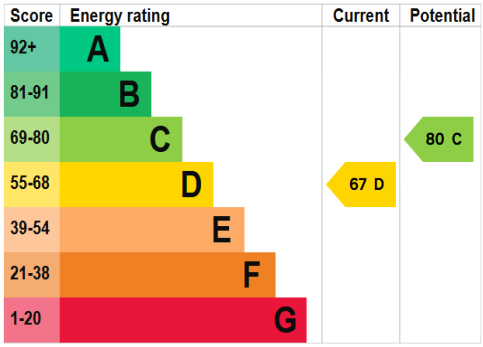

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