



64 Grove Crescent, Grimsby, DN32 8JU
£117,500

Key Features:

- Two Bedroom Mid Terrace Home
- Well Presented Modern Interior
- Lounge, Dining Kitchen
- First Floor Bathroom and Downstairs WC
- Off Road Parking
- Ideal First Time Buy

Situated in the popular residential area of Old Clee, this well presented two bedroom mid terrace home enjoys a convenient position close to local amenities, schools, and easy access to both central Grimsby and Cleethorpes.

The property offers a modern interior, making it an ideal choice for first time buyers, or those looking to downsize. The accommodation comprises a front aspect lounge, dining kitchen, and a downstairs WC located off the rear entrance porch. To the first floor are two bedrooms, along with a family bathroom.

Externally, the property benefits from off road parking to the front which can fit 2/3 cars, while to the rear is a good sized enclosed garden.



LOUNGE

12'11" x 11'1" (3.95 x 3.40)

Accessed via a front entrance porch, featuring a bow window to front aspect, and a traditional open fireplace.

DINING KITCHEN

12'10" x 9'4" (3.93 x 2.86)

Fitted with a range of shaker style units, worktops incorporating a stainless-steel sink, slot in gas cooker, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler.

WC

5'3" x 2'9" (1.62 x 0.86)

FIRST FLOOR

BEDROOM 1

12'2" x 10'11" (3.71 x 3.33)

Front aspect main bedroom, with built-in wardrobes.

BEDROOM 2

9'5" x 6'10" (2.88 x 2.09)

Rear aspect bedroom, with a built-in storage cupboard and access to the loft.

BATHROOM

6'5" x 5'7" (1.96 x 1.71)

Fitted with a pedestal basin, WC, and panelled bath with shower over.

COUNCIL TAX

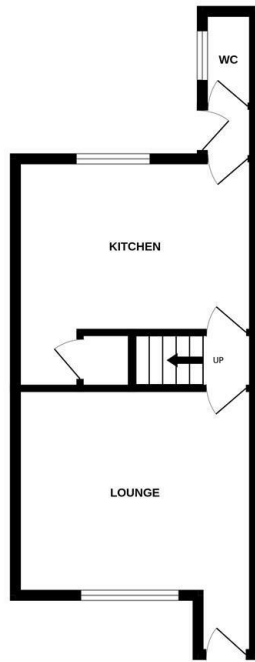
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TENURE

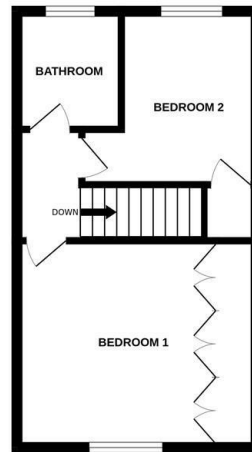
FREEHOLD



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.




1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) 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. Made with Hergo 4/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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