



# CROFTS ESTATE AGENTS

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



## Swiftsure Crescent

Grimsby  
DN34 5QN

Offers in the Region Of £175,000

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### Property Introduction

Early viewing is highly recommended for this beautifully maintained and well-presented three-bedroom semi-detached home, ideally situated in this highly sought-after location. Offered for sale with no onward chain, the property benefits from gas central heating and uPVC double glazing throughout. The accommodation briefly comprises: welcoming entrance hallway, cloakroom, spacious lounge, fitted kitchen, dining room, and an additional sitting room. To the first floor, the landing leads to three well-proportioned bedrooms and a modern shower room. Externally, the property boasts well-kept front and rear gardens, a driveway providing off-road parking, and a detached garage. Conveniently located within a short walk of local schools, amenities, and excellent public transport links, this is an ideal family home ready to move into.

### Entrance Hallway

10' 10" x 9' 10" (3.306m x 3.008m)

uPVC decorative glazed entry door to the front elevation with adjoining glazed panel. Staircase to the first floor with understairs storage. Coving to the ceiling. Central heating radiator.

### Cloakroom

Equipped with a close coupled w.c and vanity wash hand basin. Ideal gas boiler.

### Lounge

19' 8" x 9' 10" (6.003m x 3.007m)

uPVC double glazed window to the front elevation. Living flame gas fire with surround. Coving to the ceiling. Central heating radiator.

### Sitting Room

8' 0" x 11' 8" (2.441m x 3.560m)

Coving to the ceiling. Central heating radiator. Dado rail to the walls. Gas heater (not tested).

### Kitchen

8' 4" x 9' 10" (2.542m x 3.005m)

The kitchen offers a range of wall and base units with contrasting work surfacing roll edged work surfacing with inset stainless steel sink and drainer. Electric four ring hob with extractor over and integrated Neff double eye level oven. Splashback tiling. Archway to dining room.

### Dining Room

8' 1" x 8' 1" (2.457m x 2.461m)

Offering uPVC double glazed entry door and window to the rear elevation. Central heating radiator.

### First Floor Landing

Loft and coving to the ceiling. Window to half height on the stairs.

### Bedroom One

11' 5" x 9' 11" (3.492m x 3.021m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

### Bedroom Two

8' 0" x 9' 11" (2.430m x 3.030m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

### Bedroom Three

8' 6" x 9' 11" (2.585m x 3.031m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

### Shower Room

4' 10" x 9' 10" (1.465m x 3.004m)

uPVC double glazed window. Modern shower room equipped with a close coupled w.c, walk in shower and modern wash hand basin. Tiling to the walls. Down lighting and fitted extractor. Storage cupboard

### Outside

Established and well managed front and rear gardens, along with block paved driveway creating ample off road parking and leading down to the detached garage. The rear garden offers a low maintenance garden with large patio area with established borders to its perimeters.

### 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 B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

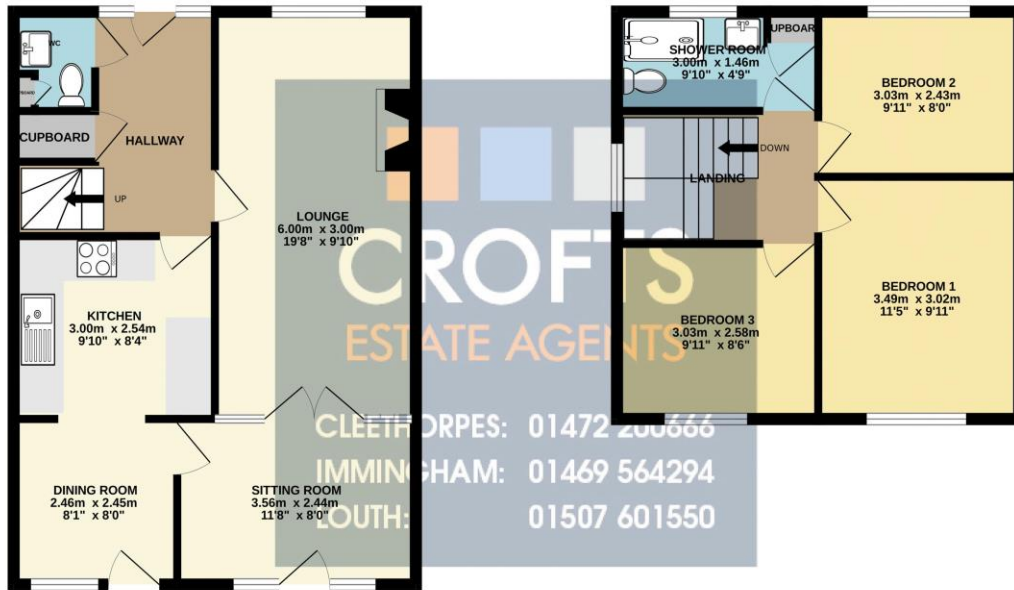
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
50.0 sq.m. (538 sq.ft.) approx.

1ST FLOOR  
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA: 85.9 sq.m. (925 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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