



CROFTS ESTATE AGENTS

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

Only part of the property shown is for sale



Eskdale Way

Grimsby
DN37 9EA

£49,950

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Property Introduction

With no forward chain on the vendors side, we are pleased to offer for sale this one bedroom first floor flat, creating an ideal buy for a variety of purchasers. The property would benefit from some updating, but does have uPVC double glazing and electric heating. The accommodation comprises entrance hallway, stairs to the first floor landing, lounge, kitchen, bathroom and a double bedroom. Shared garden to the rear. Viewing is advised.

Entrance

uPVC double glazed entry door to the side aspect. Return staircase to the first floor.

Landing

uPVC double glazed window to the side elevation. Electric heater. Storage cupboard and a large walk in storage cupboard.

Lounge

12' 11" x 13' 2" (3.925m x 4.004m)

uPVC double glazed window to the front elevation. Electric storage heater.

Kitchen

7' 0" x 9' 2" (2.130m x 2.789m)

With uPVC double glazed window to the front elevation, the kitchen offers a range of fitted base units with contrasting work surfacing with inset sink and drainer. Electric cooker point. Two built in storage cupboards. Splashback tiling. Electric heater

Bedroom

12' 0" x 12' 5" (3.660m x 3.772m) maximums

uPVC double glazed window to the rear elevation. Electric heater.

Bathroom

5' 8" x 6' 7" (1.735m x 2.013m) maximums
uPVC double glazed window to the side elevation. Fitted with a bath with electric shower over. Wall mounted wash hand basin and a w.c. Splashback tiling.

Outside

To the rear there is a communal garden where the bins are stored and has paved and grassed areas.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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

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 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.

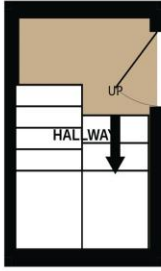
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
4.4 sq.m. (48 sq.ft.) approx.

FIRST FLOOR
50.3 sq.m. (541 sq.ft.) approx.



TOTAL FLOOR AREA: 54.7 sq.m. (589 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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