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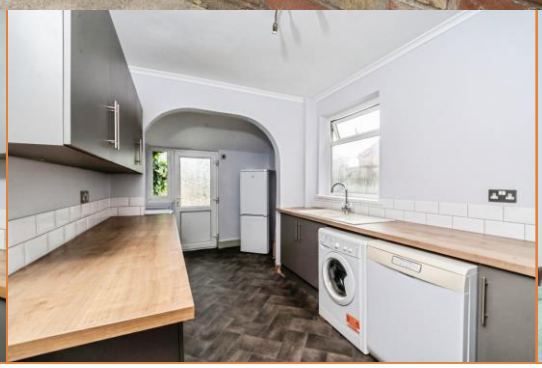

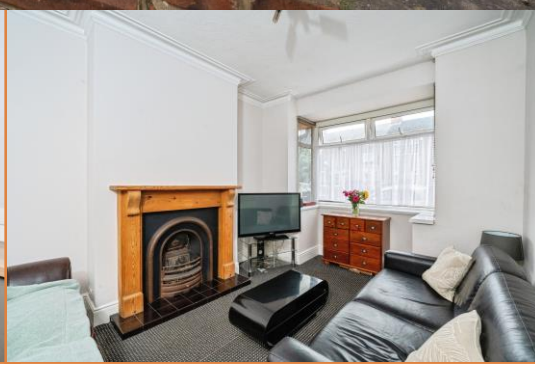

Patrick Street

Grimsby
DN32 9PQ

Offers in the Region Of £75,000

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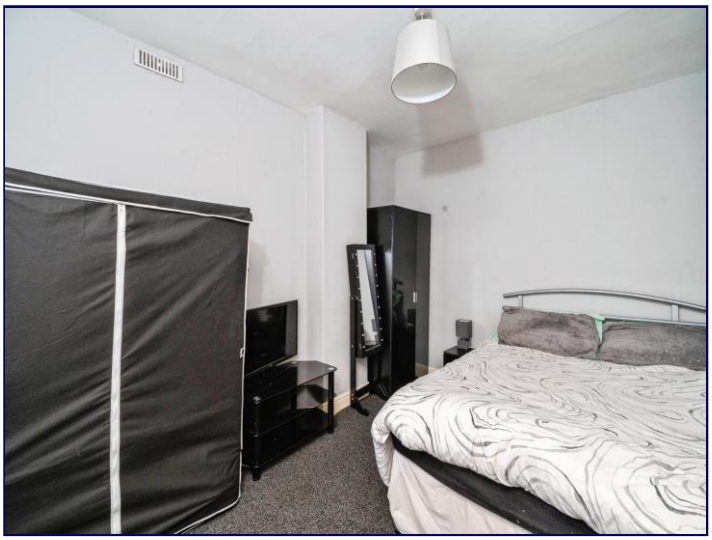



Property Introduction
2-Bedroom End-Terrace | Ideal First Home or Investment Don't miss this fantastic opportunity to purchase this well-presented two-bedroom end-terrace home, ideally located in the popular DN32 area of Grimsby. Offering spacious accommodation throughout and a low-maintenance garden, this property is perfect for first-time buyers, small families, or buy-to-let investors. The ground floor features a bright and spacious lounge/diner, providing the ideal space for relaxing, entertaining, or family dining. To the rear is a generously sized newly fitted kitchen with a range of wall and base units, an integrated cooker, and direct access to the enclosed rear garden. Upstairs, the property offers two excellent-sized double bedrooms and a spacious three-piece family bathroom. Outside, the enclosed rear garden has been designed for low maintenance, making it the perfect space to enjoy without the upkeep. Offering an estimated rental income of £625 PCM, delivering a potential gross yield of approximately 8.82%, this is an excellent opportunity for both owner-occupiers and investors alike. Early viewing is highly recommended to fully appreciate everything this property has to offer and also offers excellent potential for conversion into a three-bedroom property, subject to obtaining the relevant planning permissions and building regulations approval where required.

Entrance Hallway
Offering entry door to the front elevation, the hallway has the staircase leading to the first floor. Central heating radiator.

Lounge/Diner
A spacious open plan lounge diner which has a uPVC double glazed bay window to the front elevation and a further double glazed window to the rear. Two central heating radiators. Coving to the ceiling.

Kitchen
11' 3" x 8' 2" (3.42m x 2.50m)
Installed around a year ago, this pleasant kitchen offers an excellent array of fitted wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Splashback tiling. Integrated oven and four ring gas hob with chimney extractor over. Gas boiler. Two uPVC double glazed windows to the side elevation and a uPVC double glazed entry door and window to the rear.

First Floor Landing
Access to the two bedrooms and the bathroom.

Bedroom One
13' 11" x 11' 2" (4.25m x 3.41m)
The first of the double bedrooms is located to the fr4ont and runs across the width of the property. Central heating radiator.

Bedroom Two
12' 6" x 9' 2" (3.81m x 2.79m)
uPVC double glazed window to the rear. Central heating radiator.

Bathroom
11' 3" x 8' 2" (3.42m x 2.50m)
This spacious bathroom has a uPVC double glazed window to the rear and is fitted with a panelled bath with screen and shower over, pedestal wash hand basin and a low level w.c. Central heating radiator.

Outside
The property benefits from front and a good sized rear garden, ideal for outdoor entertaining, with both gardens being relatively low maintenance. The property also has a new roof.

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.

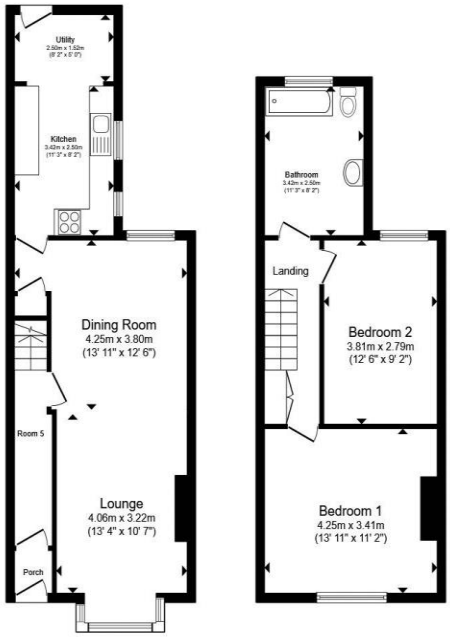
Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

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.







Total floor area 89.0 m² (958 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

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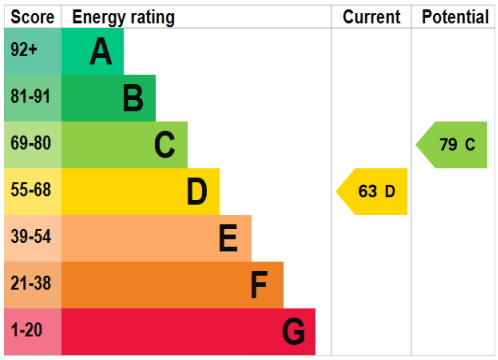

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