



CROFTS ESTATE AGENTS

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



Elder Road

Grimsby
DN34 4GE

Offers in the Region Of £125,000

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Property Introduction

Crofts Estate Agents are delighted to present this stylish and well-maintained two-bedroom modern terrace, located in an increasingly sought-after residential area. Designed with comfort and efficiency in mind, the property benefits from gas central heating and uPVC double glazing, making it an excellent choice for first-time buyers, downsizers, or anyone seeking a low-maintenance, cost-effective home. The ground floor offers a bright and well-proportioned living space, a convenient cloakroom, and a contemporary breakfast kitchen—ideal for both everyday living and entertaining. Upstairs, the property features two generous double bedrooms and a modern family bathroom, all accessed from a central landing. Externally, the home enjoys an open-plan frontage with off-road parking, along with a private rear garden complete with a decked patio area—perfect for relaxing or socialising. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Lounge

19' 11" x 12' 11" (6.064m x 3.948m)

Offering composite entry door and uPVC double glazed window to the front elevation. Two central heating radiators. Staircase to the first floor with storage cupboard and cloakroom beneath.

Cloakroom

Equipped with a w.c and pedestal wash hand basin. Central heating radiator.

Kitchen/Breakfast Room

10' 2" x 12' 11" (3.102m x 3.946m)

With uPVC double glazed window and entry door to the rear elevation the kitchen is fitted with a range of high gloss finish wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Integrated oven and four ring electric hob with chimney extractor over. Plumbing for an automatic washing machine. Central heating radiator.

First Floor Landing

Offering central heating radiator and having loft access to the ceiling.

Bedroom One

9' 5" x 12' 11" (2.858m x 3.946m) max

The first of the double bedroom's has a uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Two

11' 9" x 9' 3" min (3.589m x 2.823m)

Pleasantly presented and having two uPVC double glazed windows to the front elevation. Central heating radiator.

Bathroom

8' 11" x 6' 0" (2.724m x 1.826m)

Fitted with a pedestal wash hand basin, low level w.c and a panelled bath with shower over and shower screen. Splashback tiling. Central heating radiator. Fitted extractor and two pin electric socket.

Outside

Open plan styled frontage with allocated parking to the front. The rear garden has a paved footpath with gravelled beds and a raised decked patio. Fenced perimeter with gated access to the rear.

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

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.

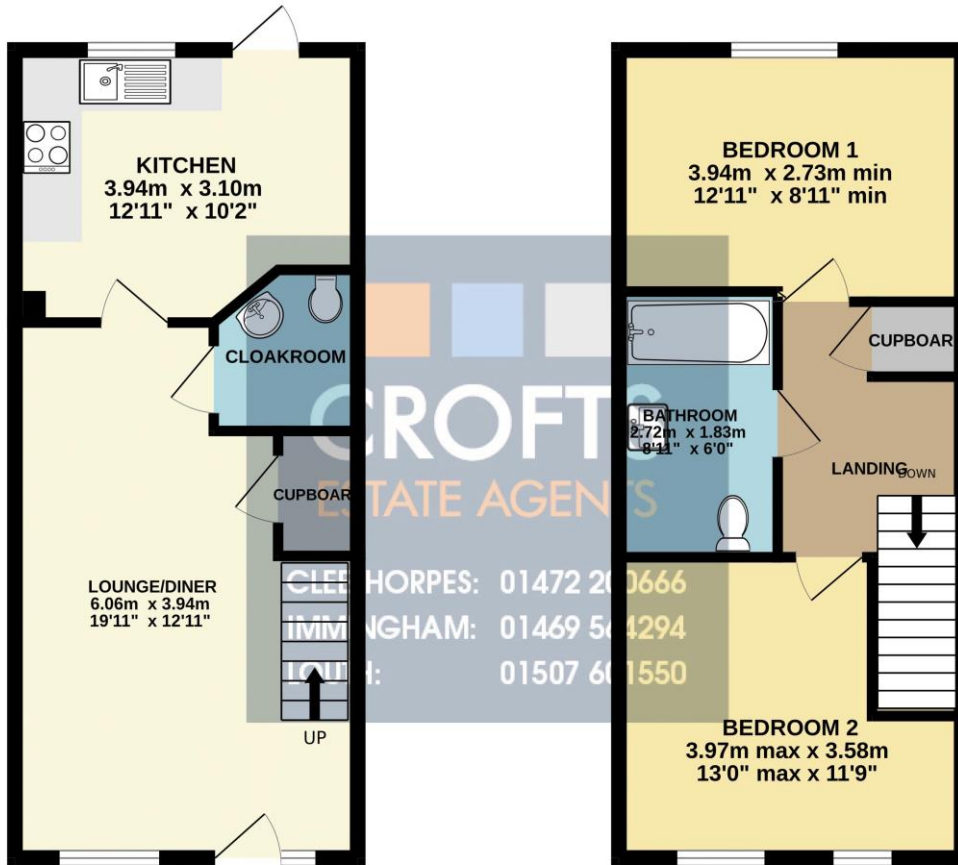
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
36.0 sq.m. (388 sq.ft.) approx.

1ST FLOOR
36.1 sq.m. (389 sq.ft.) approx.



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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