



CROFTS ESTATE AGENTS

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



Cross Coates Road

Grimsby
DN34 4QH

Offers in the Region Of
£85,000

Offered for sale with no forward chain on the vendor's side, Crofts are pleased to bring to the market this larger-than-average three-bedroom mid-link property, situated within a well-established residential area. The property requires redecoration and modernisation throughout, offering excellent potential for buyers looking to create a home to their own taste and specifications. The internal layout comprises an entrance porch, hallway, lounge, dining room, kitchen, landing, wet room with walk-in closet, and three generously sized bedrooms. Externally, the property benefits from front and rear gardens, as well as off-road parking to the front. Additional features include gas central heating and uPVC double glazing throughout. Early viewing is highly recommended to fully appreciate the potential this property has to offer.

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Entrance Porch

uPVC double glazed French doors to the front elevation. Decorative glazed inner door with side panels through to the hallway.

Hallway

Staircase to the first floor with useful understairs small cupboard and then also a good sized walk in cupboard. Central heating radiator.

Walk in Cupboard

4' 1" x 3' 3" (1.238m x 0.990m)
Window to the side elevation.

Lounge

11' 4" plus bay x 11' 11" (3.466m x 3.632m)
uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Gas fire with surround. Archway through to the dining room.

Dining Room

11' 11" x 10' 11" (3.624m x 3.320m)
uPVC double glazed window and sliding patio door to the rear elevation. Central heating radiator.

Kitchen

10' 6" x 6' 5" minimum (3.210m x 1.953m)
This kitchen presents an exciting blank canvas for renovation, offering the perfect opportunity to reimagine the space to suit modern lifestyles. Featuring a traditional galley layout, the room benefits from a generous amount of natural light through a large window and glazed rear door, creating a bright foundation for transformation. Existing features include ample cabinetry, tiled splashbacks with vintage motifs, and a functional layout that can be easily reconfigured. With scope to open up the space, upgrade fittings, and introduce contemporary finishes, this kitchen holds great potential to become the heart of a stylish and practical home.

First Floor Landing

Access to the three bedrooms and the wet room.

Bedroom One

11' 11" x 11' 6" (3.638m x 3.512m)
uPVC double glazed window to the rear elevation. Central heating radiator. Central heating radiator. Fitted wardrobes.

Bedroom Two

11' 5" x 11' 6" (3.482m x 3.508m)
uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Three

6' 8" min x 10' 7" (2.022m x 3.234m)

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

Wet room

6' 10" x 10' 6" (2.078m x 3.196m)

Offering two uPVC double glazed windows to the rear elevation. Fitted with a w.c, wall mounted wash basin and electric shower with wet room shower area. Tiling to the walls. Central heating radiator. Access to the walk in closet/airing cupboard.

Walk in Closet/Airing Cupboard

7' 7" x 4' 3" (2.312m x 1.304m)

A versatile space which has a cupboard inside housing the hot water cylinder. Creating ample storage.

Outside

To the front there is an established front garden with driveway creating off road parking for one average family car. The rear garden enjoys a reasonable degree of privacy and has lawned area complemented with established shrubs.

Tenure

Believed to be Leasehold, 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.

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.

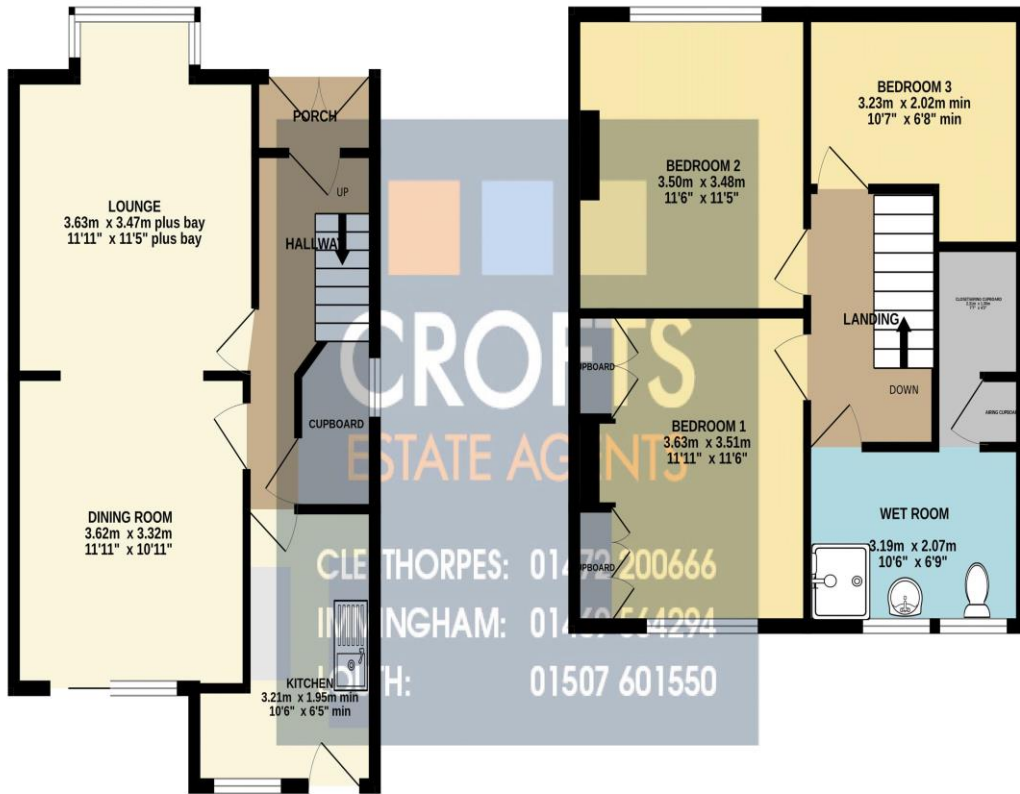
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage



GROUND FLOOR
42.7 sq.m. (460 sq.ft.) approx.

1ST FLOOR
47.0 sq.m. (506 sq.ft.) approx.



TOTAL FLOOR AREA: 89.7 sq.m. (966 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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