



# CROFTS ESTATE AGENTS

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Abbey Park Road

Grimsby  
DN32 0HS

£85,000

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### Property Introduction

Only by viewing can you truly appreciate this superb first floor apartment which is beautifully presented throughout. A great deal of time and effort has been spent by the present owner refurbishing this property throughout to a high standard and which now creates an ideal purchase for a variety of buyers and has NO FORWARD CHAIN. Close to Grimsby Town centre the property has the benefits of gas central heating and uPVC double glazing. Beautifully presented throughout the property comprises communal hallway, entrance hallway, living room, kitchen, hallway, modern and stylish bathroom and a lovely bedroom with vaulted ceiling and door to a balcony to the rear. A garage is located to the rear of the building and has the benefits of an electric operated up and over door.

### Communal entrance hall

The entrance hall to the building has 90° turning stairs to the first floor along with a neutral wall+carpet décor. The area is accessed through a frosted wooden door with a light panel, the area is also home to a pendant light. °

### Entrance

The entrance has white décor and a wood laminate flooring with a stained glass UPVC window and one downlight.

### Lounge

15' 0" x 12' 10" (4.58m x 3.90m)

This superb living room offers double glazed windows to the rear and side elevations. Pleasantly presented in a neutral style with down lighting to the ceiling and an attractive wooden styled flooring. A focal point of the living room is created by the attractive modern gas fire set into a cast iron fireplace. There is good sized storage cupboard which also offers hanging space for clothes if required. The room is illuminated by the many windows and also boasts 11 downlights and a modern gas central heating radiator.

### Kitchen breakfast room

11' 1" x 19' 8" (3.38m x 5.99m)

One of the key selling features to this lovely property has to be this superb and stylish kitchen. Offering an excellent range of fitted wall and base units with high gloss work surfacing and wall splashback. The appliances range from an Inset one and a half stainless steel sink and drainer to an Integrated "Zanussi" oven and four ring gas hob with fitted chimney extractor overhead. There is also an Integrated dishwasher and Gas central heating radiator. With uPVC double glazed window to the side elevation the kitchen has a vaulted ceiling with two skylights. Attractive high gloss tiled floor leading through into the hallway area which has doors to the bedroom and bathroom.

### Family Bathroom

7' 9" x 5' 5" (2.36m x 1.66m)

This stylish and modern bathroom is equipped with a Jacuzzi spa bath, modular basin and close coupled w.c. The bathroom has attractive travertine black and white tiling with inset chrome styled dado rail. Gas central heating towel radiator. There is a uPVC double glazed window to the side and two further skylights to the ceiling as well as downlighting.

### Bedroom

10' 5" x 10' 10" (3.17m x 3.30m)

This well proportioned bedroom again is presented in a modern clean styled design and has the continuation of the tiled flooring leading through from the kitchen and hallway. It has uPVC double glazed windows to the side elevation and uPVC double glazed entrance door leading out onto a small balcony area. Skylight to the vaulted ceiling as well as 4x downlights and a designer wall gas central heating radiator

### Garage

The property has a right of way through on the concrete driveway to the rear garage. The garage is the centre one of a block of three with maintenance and repair shared three ways with all three flats on the plot. The garage has metal shutter.

### Note

Please note this property is in a conservation area. We advise that you seek legal advice from your solicitor.

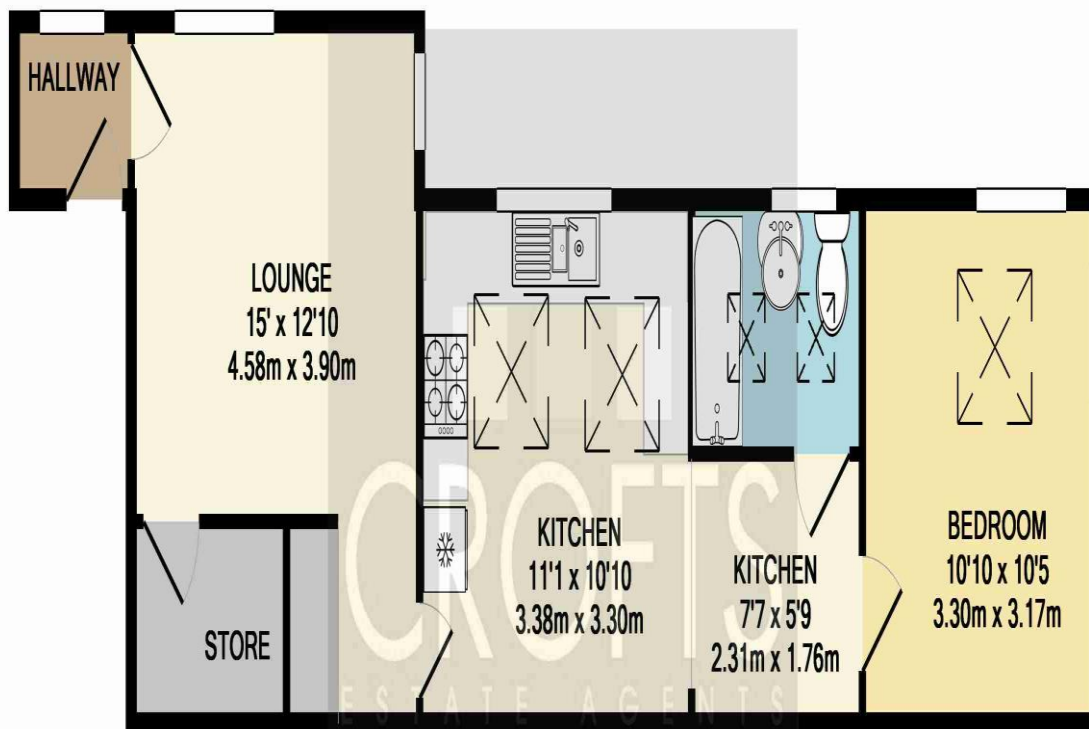
### Tenure

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.





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TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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