



CROFTS ESTATE AGENTS

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



Granville Street

Grimsby
DN32 9NS

Offers in the Region Of
£95,000

Crofts are delighted to introduce this superbly refurbished three-bedroom mid-terrace property, presented in exceptional condition and ready to welcome its next owners. Offered with no forward chain, this stylish and move-in-ready home stands out thanks to a careful course of modern enhancements, ideal for those seeking quality and ease without compromise. Stepping through the entrance hallway, you are greeted by an open-plan lounge and dining area that effortlessly blends comfort with contemporary living. This space flows into a beautifully recently installed kitchen. Beyond lies a handy lobby that leads into a versatile room, thoughtfully designed to serve as a serene sunroom, productive home office, or cozy reading retreat—offering flexibility to suit a variety of lifestyles. On the first floor, the landing connects to a newly installed bathroom and three well-proportioned bedrooms. Gas central heating and uPVC double glazing. Outside

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Entrance Hallway

uPVC double glazed Georgian styled entry door to the front elevation. Dado railing to the walls and coving to the ceiling. Central heating radiator. Staircase to the first floor. Damp course throughout, with a lifetime guarantee.

Lounge

11' 5" x 10' 5" (3.472m x 3.186m)

Attractively presented with newly laid carpet and having uPVC double glazed window to the front. Coving and rose to the ceiling. Central heating radiator. A focal point is created by the fireplace. Opening to the dining area.

Dining Area

11' 5" x 10' 6" (3.474m x 3.202m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving and rose to the ceiling.

Kitchen

11' 0" min x 9' 4" (3.35m x 2.85m)

This lovely kitchen has been recently installed and enjoys a good complement of fitted wall and base units along with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring electric hob with chimney extractor over. Splashback tiling. Central heating radiator. uPVC double glazed window to the side elevation.

Lobby

uPVC double glazed entry door to the side elevation. Storage cupboard housing the gas boiler.

Home Office

9' 7" x 8' 11" (2.910m x 2.728m)

A versatile space that could be used as a sitting area, dining, home office or even converted into a well proportioned utility. uPVC double glazed windows to the rear and side elevations.

First Floor Landing

Loft access to the ceiling. Dado rail to the walls.

Bedroom One

11' 5" x 13' 11" (3.475m x 4.237m)

The main bedroom is pleasantly presented and has a uPVC double glazed window to the front elevation. Decorative feature fireplace. Coving to the ceiling. Central heating radiator.

Bedroom Two

11' 5" x 8' 8" (3.478m x 2.646m)

uPVC double glazed window to the rear elevation. Central heating radiator. Storage cupboard.

Bedroom Three

7' 5" x 9' 0" (2.267m x 2.750m)

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

Bathroom

7' 5" x 6' 1" (2.267m x 1.844m)

Again newly installed this modern and stylish bathroom includes panelled bath with shower fitment, pedestal wash hand basin and close coupled w.c. Splashback tiling. Central heating towel radiator. uPVC double glazed window to the side elevation

Outside

The property benefits from gardens to both the front and rear elevations, with the rear garden being of a good size and enjoying the majority of the days sun. The garden is ideal for those with younger members in the family or for those that like to entertain from home, and offers a blank canvas enabling a future owner to make their own mark.

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.

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

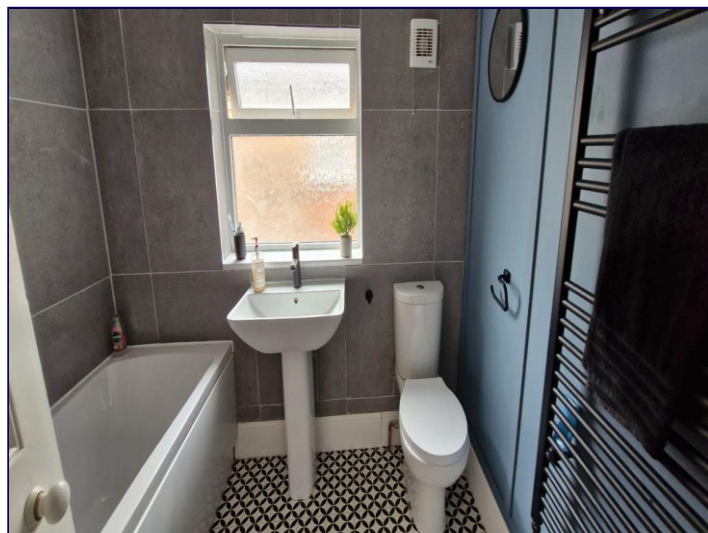
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.

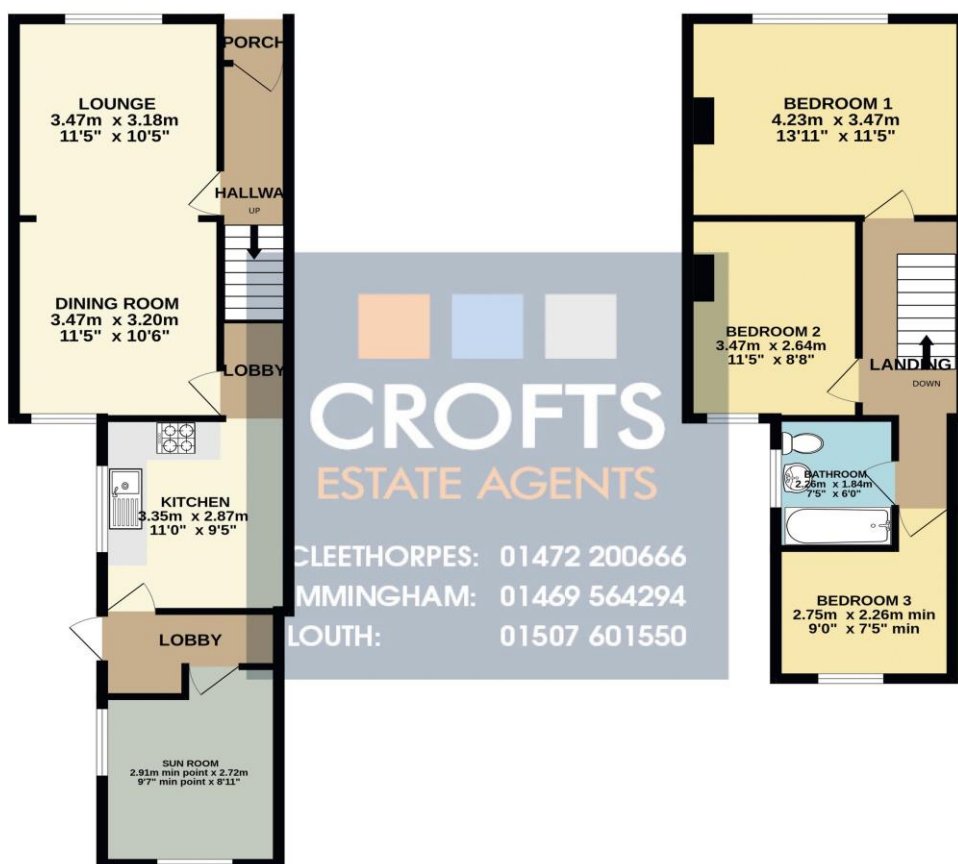
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help



GROUND FLOOR
50.9 sq.m. (548 sq.ft.) approx.

1ST FLOOR
41.1 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA: 92.0 sq.m. (990 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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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