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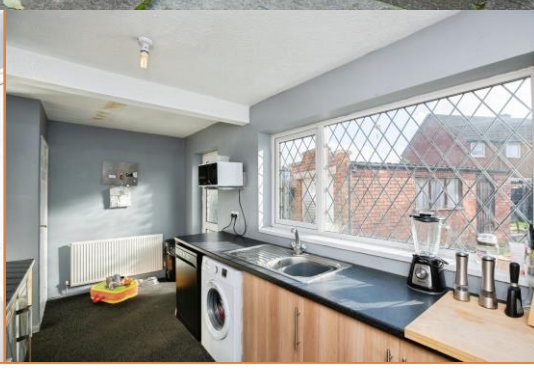
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Ancaster Avenue

Grimsby
DN33 3LW

Offers in the Region Of £175,000

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Property Introduction
NO FORWARD CHAIN - Crofts Estate Agents are delighted to bring to the market this three-bedroom semi-detached home, situated on the corner of Ancaster Avenue in the highly popular village of Scartho. Offering spacious accommodation throughout and excellent potential for a variety of buyers, this property presents an ideal opportunity for first-time purchasers, families or investors alike. The ground floor accommodation comprises a welcoming entrance with a bright and comfortable lounge providing the perfect space to relax and entertain. To the rear of the property is a fitted kitchen which enjoys views over the rear garden and offers ample space for everyday family living. To the first floor are three well-proportioned bedrooms, all served by a family bathroom fitted with a three-piece suite. The layout provides practical and flexible accommodation suitable for growing families. Occupying a generous corner position, the property enjoys gardens to both the front and rear, offering excellent outdoor space for children, pets or keen gardeners. The enclosed rear garden provides a private setting to enjoy throughout the year, whilst the front garden enhances the property's kerb appeal. Further benefits include a detached garage and driveway providing off-road parking for multiple vehicles, together with uPVC double glazing and gas central heating. Properties in this sought-after residential location continue to prove popular due to their proximity to local amenities, schools and transport links, making this an opportunity not to be missed. Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and potential this home has to offer. With the added advantage of no forward chain, this attractive semi-detached property offers purchasers the chance to secure a home in one of Scartho's most desirable locations with the possibility of a straightforward move.

Entrance Hall
Entering the property reveals a radiator and a door to the front elevation.

Lounge
15' 11" x 10' 6" (4.85m x 3.20m)
The lounge has a window to the front elevation, a radiator and a carpeted floor.

Kitchen
8' 0" x 16' 8" (2.44m x 5.07m)
The kitchen has a window and door to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine as well as an electric oven and hob with an extractor over.

First Floor Landing
The first floor landing has a window to the side elevation, access to the loft and a carpeted floor.

Bedroom One
13' 3" x 10' 1" (4.03m x 3.07m)
Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two
10' 8" x 10' 4" (3.26m x 3.15m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three
6' 4" x 7' 9" (1.94m x 2.35m)
Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom
6' 5" x 5' 11" (1.95m x 1.81m)
The bathroom has an opaque window to the rear elevation, a WC, basin and bath.

Garage
20' 6" x 9' 9" (6.25m x 2.98m)
The garage has an up and over door and a window and personal access door to the side elevation.

Outside
To the front there is a lawn and driveway providing off road parking. The rear garden has a further lawn and a patio area ideal for alfresco dining.

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 websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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





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