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Runswick Road

Grimsby
DN32 8HL

£116,500

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Property Introduction
NO FORWARD CHAIN Situated on Runswick Road in Grimsby, this semi-detached house presents an excellent opportunity for buyers looking to put their own stamp on a property. Requiring a scheme of modernisation and general improvement, the property offers fantastic potential to create a lovely home and would be ideally suited to first-time buyers, growing families or investors alike. The accommodation briefly comprises an entrance hall leading through to a spacious lounge-diner, providing a versatile reception space with ample room for both relaxing and entertaining. To the rear, the kitchen offers further potential for improvement and could be transformed into a modern and practical cooking space to suit individual tastes and requirements. To the first floor, there are two well-proportioned double bedrooms, both offering comfortable accommodation, together with a family bathroom completing the internal layout. Externally, the property benefits from gardens to both the front and rear, providing outdoor space with plenty of scope for landscaping and improvement. A driveway also provides valuable off-road parking. Being offered to the market with NO FORWARD CHAIN, this property represents an exciting opportunity for purchasers seeking a project with the potential to add value and create a home tailored to their own preferences. Early viewing is highly recommended to fully appreciate the potential and possibilities this property has to offer.

Entrance
Entering the property reveals a radiator and a carpeted floor.

Lounge/Diner
19' 8" x 11' 1" (6.00m x 3.37m)
The lounge-diner has dual aspect windows to the front and rear elevation, a radiator and a carpeted floor.

Kitchen
7' 11" x 16' 10" (2.41m x 5.13m)
The kitchen has dual aspect windows to the front and rear elevation, a door to the rear and a radiator. There is also a range of fitted units with a one and a half sink and drainer and plumbing for a washing machine.

First Floor Landing
The first floor landing has a window to the side elevation and a built in cupboard.

Bedroom 1
9' 5" x 14' 8" (2.88m x 4.48m)
Bedroom one has two windows to the front elevation, a radiator and a carpeted floor.

Bedroom 2
9' 10" x 9' 11" (2.99m x 3.03m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom
6' 8" x 5' 5" (2.02m x 1.66m)
The bathroom has an opaque window to the side elevation, tiled walls and a three piece suite with a WC, basin and a bath with an electric shower.

Outside
With a low maintenance front garden providing off road parking. The rear garden is a great size with a lawn, established shrubs and a patio area ideal for alfresco dining, all enclosed by perimeter fencing.

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 A: 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.

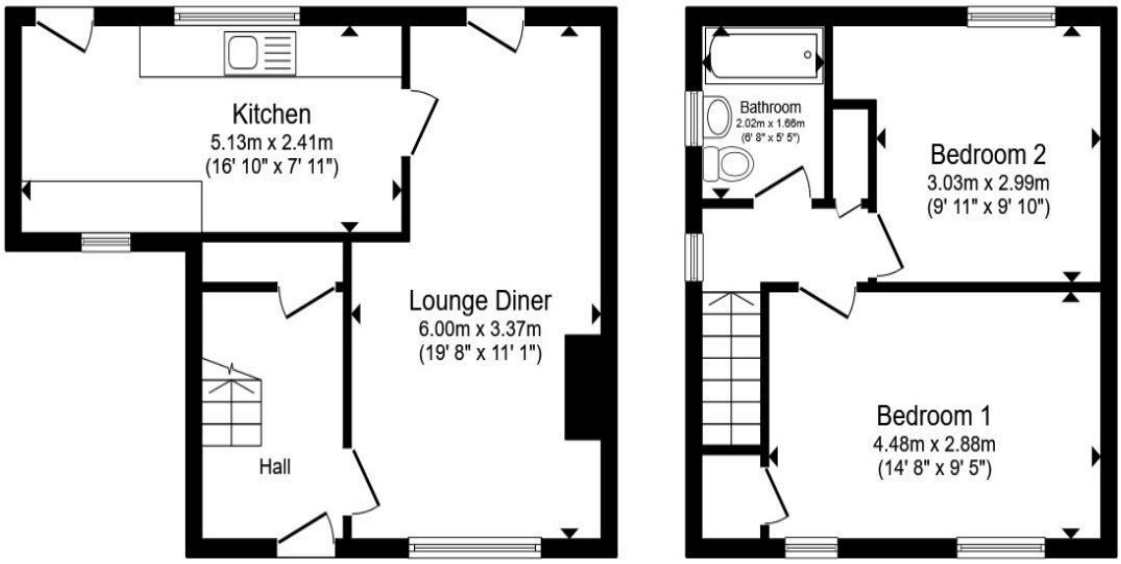
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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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.







Ground Floor **First Floor**

Total floor area 70.1 m² (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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