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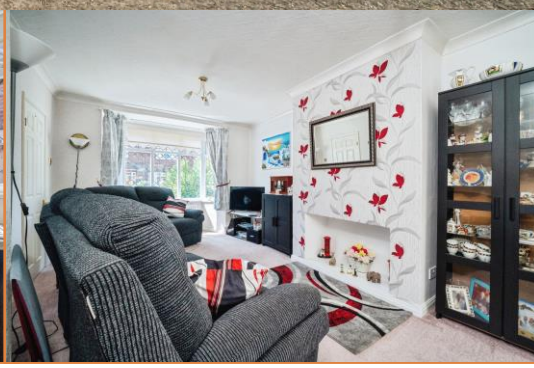
IMMINGHAM
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Howard Grove

Grimsby
DN32 8JE

£170,000

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Property Introduction
Attractive Two Bedroom Semi-Detached Home Crofts Estate Agents are pleased to offer for sale this well-presented two bedroom semi-detached house, pleasantly situated on Howard Grove in Grimsby. The property offers well-proportioned accommodation throughout, together with a gated driveway, garage and enclosed rear garden. Internally, the property is entered via a welcoming entrance hall which leads into a spacious lounge, providing a comfortable principal reception room. To the rear is a useful conservatory, which benefits from a WC within its dimensions and provides an additional versatile living space with views and access towards the garden. The fitted kitchen completes the ground floor accommodation and offers a practical space for everyday cooking and dining. To the first floor are two well-proportioned bedrooms, providing comfortable accommodation for a couple, small family or those looking to downsize. The family bathroom is also located on this floor. Outside, the property benefits from a gated driveway providing off-road parking and leading to the garage, offering useful storage or potential for a variety of uses. To the rear is an enclosed garden, providing a pleasant outdoor space for relaxing, entertaining or enjoying during the warmer months. Located within easy reach of local amenities, schools and transport links, this property would make an ideal first-time purchase, investment opportunity or comfortable home for those looking for a manageable two bedroom property. Early viewing is recommended to appreciate the accommodation and position on offer.

Entrance Hall
Entering the property reveals access to the stairs and ground floor rooms.

Lounge
Spanning the length of the property with a window to the front elevation, French doors to the conservatory, a radiator and a carpeted floor.

Conservatory
With tri aspect windows, French doors to the rear elevation, a radiator and a tiled floor. Within the conservatory dimensions is a handy WC.

Cloakroom
With a WC and vanity basin.

Kitchen
The kitchen has dual aspect windows to the rear and side elevation, a radiator and a tiled floor. There is also a range of fitted units with plenty of counter space, a sink and drainer, plumbing for a washing machine and an electric double oven and hob with an extractor over.

First Floor Landing
With a window to the side elevation and access to the first floor rooms.

Bedroom One
Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

Bathroom
The bathroom has an opaque window to the rear elevation, a WC, basin and a bath.

Garage
With twin opening doors to the front.

Outside
The front is accessed through gates and reveals a block paved driveway suitable for off road parking. The rear garden is low maintenance and a lovely setting to relax and unwind, 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 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.

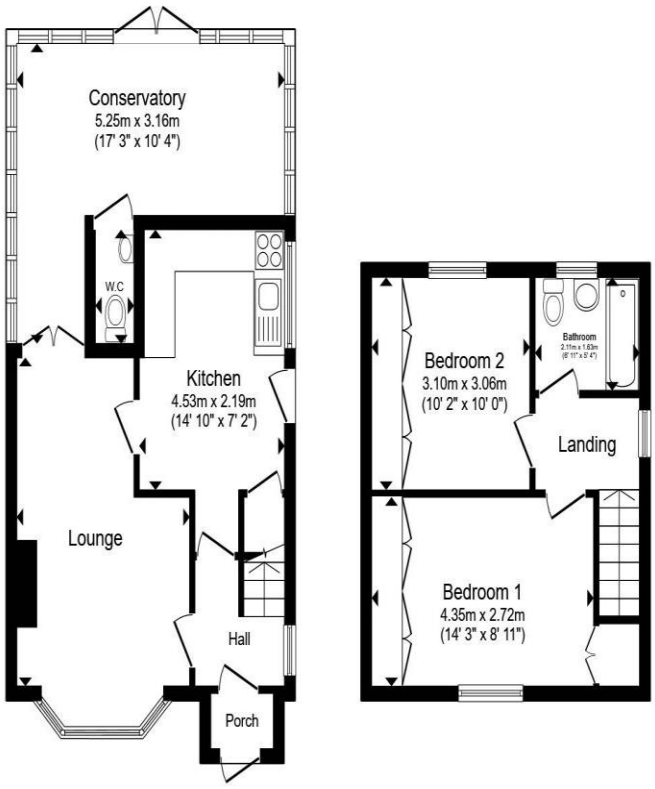
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.







Ground Floor **First Floor**

Total floor area 81.6 m² (879 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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BROCHURE APPROVAL

I / We can confirm that the information in this brochure is accurate and factually correct

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