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Willingham Street

Grimsby
DN32 9PX

£65,000

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Property Introduction
Situated on Willingham Street in Grimsby, this attractive end-terrace property offers deceptively spacious accommodation arranged over three floors, making it an ideal purchase for first-time buyers, professionals or those seeking a home with versatile living space. The property benefits from an allocated parking space to the front, while to the rear is a low-maintenance enclosed garden, providing a pleasant outdoor space to relax or entertain. Internally, the ground floor comprises a welcoming entrance hallway, a useful cloakroom/WC and a well-proportioned kitchen-diner, offering ample space for both cooking and dining and providing an ideal setting for everyday family life. To the first floor is a spacious lounge, providing a comfortable living area, together with a generously sized bedroom and a family bathroom. This versatile layout offers flexibility for a variety of living arrangements. Occupying the entire second floor is the impressive principal bedroom suite, providing a generous private space away from the main living accommodation. This floor is further complemented by a separate shower room, adding to the practicality of the property. Whilst offering generous accommodation and an appealing three-storey layout, the property would benefit from a scheme of redecoration, providing an excellent opportunity for prospective purchasers to put their own stamp on the home and create a space to suit their individual tastes. Externally, the allocated parking and enclosed rear garden further enhance the appeal of this property. Conveniently located within easy reach of Grimsby town centre, local shops, schools and transport links, this property offers a fantastic opportunity for a range of buyers looking for spacious accommodation in a convenient location. Early viewing is highly recommended to appreciate the space and potential this property has to offer.

Entrance Hall
A door into the property reveals a tiled floor.

WC
2' 7" x 6' 8" (0.80m x 2.03m)
With an opaque window to the front elevation, a WC and basin.

Kitchen/Diner
11' 9" x 12' 1" (3.59m x 3.69m)
With a window and sliding patio doors, a tiled floor and a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and gas hob. There is also a space for a dining table.

Living room
11' 0" x 12' 0" (3.35m x 3.66m)
With a window to the rear elevation and laminate flooring.

Bedroom 2
6' 11" x 11' 9" (2.11m x 3.59m)
Bedroom two has a window to the front elevation and laminate flooring.

Bathroom
7' 11" x 4' 0" (2.41m x 1.22m)
The bathroom has a WC, basin and a bath.

Bedroom 1
16' 6" x 12' 1" (5.02m x 3.68m)
Bedroom one has a window to the rear elevation and a carpeted floor.

Shower room
6' 11" x 12' 0" (2.11m x 3.66m)
With a window to the front elevation, a WC, basin and a shower cubicle.

Outside
With a low maintenance frontage with a parking space. The rear garden is multi level and low maintenance.

Tenure
Believed to be , 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 C: 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.

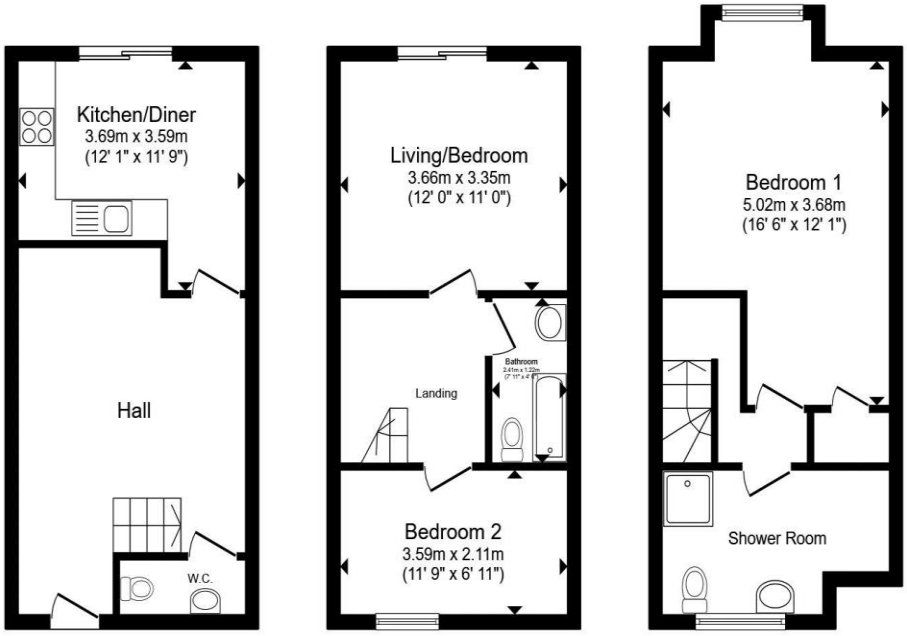
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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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.



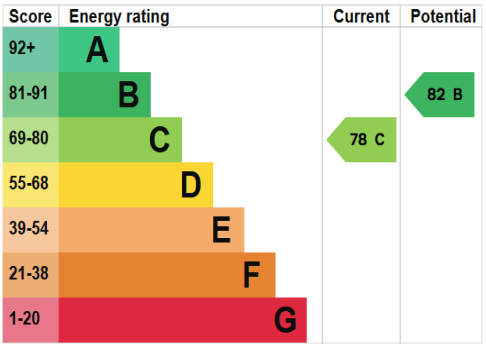




Total floor area 88.9 m² (957 sq.ft.) approx

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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