



# CROFTS ESTATE AGENTS

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Castle Street

Grimsby  
DN32 7LG

Offers in the Region Of £110,000

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### Property Introduction

Early viewing is advised on what in this agents opinion is without a doubt one of the finest examples of a three bedroom end terrace on the market today within this area. Beautifully appointed throughout to a high standard, the property has recently undergone a course of refurbishment throughout along with the rear garden as well. This spacious three-bedroom mid-terraced home offers modern and versatile living accommodation, ideal for first-time buyers and families alike. Benefiting from uPVC double glazing and gas central heating, the property features two reception rooms, a contemporary fitted kitchen with included appliances, three well-proportioned bedrooms, a stylish family bathroom, and a useful detached outbuilding. Externally, there is a private low-maintenance rear garden, with the property being conveniently located close to local amenities, schools and transport links. Early viewing is highly recommended.

### Entrance Hallway

A welcoming hall providing access to the principal ground floor accommodation and stairs to the first floor. The space has been tastefully decorated in neutral tones and benefits from contemporary wood-effect flooring, creating a bright and modern first impression. A double-glazed entrance door and side window allow natural light to flow into the hallway whilst maintaining privacy. Central heating radiator.

### Living room

11' 11" x 9' 4" (3.64m x 2.85m)

This bright front-facing reception room, beautifully presented with fresh neutral décor and newly fitted plush carpeting, creating a warm and

inviting atmosphere. A large double-glazed window to the front elevation allows an abundance of natural light to flood the room. Central heating radiator. The room offers ample space for a range of lounge furniture and benefits from a useful internal feature window, allowing additional light to filter through. Opening through to the dining area / sitting room.

### Dining room

11' 10" x 13' 0" (3.60m x 3.97m)

A spacious and versatile second reception room with large rear-facing window overlooking the garden. Beautifully presented with fresh neutral décor and newly fitted carpeting, the room offers a bright and welcoming environment suitable for a variety of uses. Central heating radiator.

### Kitchen

14' 7" x 7' 0" (4.45m x 2.14m)

A recently refitted and stylishly presented kitchen fitted with a comprehensive range of modern wall and base units complemented by marble-effect work surfaces and matching splashbacks. The kitchen is equipped with an integrated electric oven, four-ring gas hob, and contemporary extractor canopy, together with a composite sink unit and drainer positioned beneath a side-facing window. Central heating radiator. Side entry door out to the garden. Offering excellent preparation and storage space, the room is finished with modern tiled-effect flooring and recessed ceiling spotlights, creating a clean and contemporary feel throughout. A door provides access to the bathroom. Included within the sale are the freestanding appliances, comprising the fridge, freezer, and washing machine currently in situ,

making this an ideal property for purchasers seeking a home ready to move straight into.

#### Bathroom

6' 4" x 7' 0" (1.92m x 2.14m)

A stylishly presented and recently modernised bathroom featuring contemporary marble-effect wall panelling and a modern three-piece suite comprising a panelled bath with glazed shower screen and electric shower over, vanity wash hand basin and a low-level WC. Chrome heated towel radiator. Frosted double-glazed window. Finished to a high standard throughout with modern fittings and low-maintenance surfaces, this impressive bathroom offers a bright and luxurious space for everyday use.

#### First Floor Landing

Providing access to the three bedrooms and presented as found throughout the property in a clean crisp style.

#### Bedroom 1

12' 6" x 12' 8" (3.80m x 3.87m)

A particularly spacious double bedroom positioned to the first floor, offering generous proportions and an abundance of natural light from the large front-facing window. Beautifully presented with fresh neutral décor and newly fitted plush carpeting, the room provides a comfortable and relaxing retreat. Central heating radiator. A superb principal bedroom, combining space, light, and versatility along with built in storage cupboard.

#### Bedroom 2

11' 9" x 10' 0" (3.59m x 3.05m)

A generously proportioned second double bedroom, beautifully presented with fresh neutral décor and newly fitted plush carpeting throughout. The room enjoys an abundance of natural light from a large rear-facing window, creating a bright and airy atmosphere. Central heating radiator.

#### Bedroom 3

14' 8" x 7' 4" (4.47m x 2.23m)

A well-proportioned and versatile third bedroom enjoying a bright and airy feel, enhanced by a rear-facing window. Beautifully presented with neutral décor and newly fitted carpeting throughout, the room offers comfortable accommodation ideal as a child's bedroom, guest room, nursery, or home office. Built-in storage cupboard housing the gas boiler which is around three years old. Central heating radiator.

#### Outbuilding

9' 1" x 12' 2" (2.78m x 3.72m)

A highly versatile detached outbuilding situated to the rear of the garden, offering excellent additional space suitable for a variety of

uses. Finished with modern flooring, neutral décor and benefiting from natural light, the room provides an ideal environment for use as a home office, hobby room, gym, studio, workshop, or additional storage facility. Internal light and power.

#### Outside

The rear garden has been thoughtfully designed for low-maintenance outdoor living and enjoys an excellent degree of privacy, being enclosed by boundary walls and timber fencing. The space features a central artificial lawn bordered by decorative paving, creating an attractive and practical outdoor area that can be enjoyed throughout the year without the upkeep of traditional grass. A paved seating and entertaining area provides ample space for outdoor furniture, making it ideal for al fresco dining. The garden also benefits from access to an external storage building. Well-presented and easy to maintain, the rear garden provides a pleasant and private outdoor retreat that complements the property's low-maintenance lifestyle appeal.

#### 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 website [www.voa.gov.uk/cti](http://www.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.





Total floor area 89.7 m<sup>2</sup> (965 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](http://www.focalagent.com)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |