



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Florence Street

Grimsby  
DN32 0JH

£110,000

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### Property Introduction

\*A Charming Investment Opportunity or First Home ??\* We are delighted to present this superb period three-bedroom mid-terrace house, perfectly suited for first-time buyers, young professionals, or investors looking for a lucrative letting opportunity. Situated in a coveted cul-de-sac location, the property boasts generous accommodation over two floors, just a stone's throw from local amenities, schools, parks, and transport links. The welcoming entrance hall leads into an open-plan dining room and lounge with a stunning feature bay, perfect for relaxing and entertaining. The rear of the house features a further open-plan living area, with the kitchen opening into a dining/breakfast area, ideal for family meals. A small lobby and ground floor cloakroom add to the property's convenience. Upstairs, two large double bedrooms and a smaller third bedroom share a spacious bathroom with separate enclosed shower. The property's low-maintenance front and rear gardens are a bonus, with the south-facing rear garden enjoying quality fencing and plenty of sunshine. With its prime location and charming layout, this property is an excellent choice for those looking to get onto the property ladder or expand their investment portfolio. Don't miss out on this fantastic opportunity – schedule a viewing today! Would you like to know more about the local area or arrange a viewing?

### Entrance hall

15' 9" x 2' 11" (4.80m x 0.90m)

With uPVC frosted door, white decor, original coving, pendant light, radiator and wood laminate flooring.

### Dining room

13' 5" x 11' 2" (4.09m x 3.40m)

Open plan to the lounge the dining room has wood laminate flooring, Egyptian Cotton colour walls to coving, uPVC window and blind to the rear, radiator and ceiling light. Understairs storage cupboard.

### Lounge

12' 4" x 10' 9" (3.76m x 3.28m)

Open plan from the dining room the lounge has wood laminate flooring, uPVC bay window with blinds, Egyptian Cotton colour walls to original coving, modern fireplace with gas fire and black marble inset and hearth, radiator and three wall lights.

### Breakfast room

14' 9" x 9' 1" (4.49m x 2.77m)

Open plan to the kitchen the third reception area has two uPVC window with blinds to the side, wood laminate flooring, cream decor, radiator, ceiling light, boiler cupboard and provides space for a large fridge freezer.

### Kitchen

11' 1" x 9' 4" (3.38m x 2.85m)

The kitchen has a range of painted green wall and base units with wood effect work top and sink drainer over, white splash back tiling, gas hob with extractor over, oven grill, space for washing machine and two more low level white goods, the room has cream decor, grey wood effect vinyl floor, ceiling light and radiator.

#### **Rear lobby**

4' 1" x 3' 6" (1.24m x 1.06m)

The back entrance lobby has uPVC glazed door to the rear, grey tiled floor, white decor and ceiling light.

#### **Cloakroom**

4' 1" x 4' 7" (1.24m x 1.40m)

The ground floor cloakroom has white WC and sink, frosted uPVC window and blind, cream decor, blue tiled floor and ceiling light.

#### **Stairs and landing**

The stairs and landing have a brown carpet, grey decor, loft access, ceiling light, built in storage cupboard and stainless steel balustrade.

#### **Bedroom One**

12' 5" x 14' 4" (3.78m x 4.37m)

The main bedroom has uPVC window and blind to the front, grey decor, grey carpet, coving, radiator and ceiling light.

#### **Bedroom Two**

13' 5" x 8' 11" (4.09m x 2.73m)

The second double bedroom has uPVC window and blind to the rear, light grey decor to coving, grey carpet, radiator and ceiling lights.

#### **Bedroom Three**

5' 10" x 9' 4" (1.77m x 2.84m)

A smaller third bedroom has brown carpet, white decor to coving, ceiling light, radiator and uPVC window and blind to the rear.

#### **Bathroom**

8' 7" x 5' 11" (2.61m x 1.80m)

The bathroom has matching white three piece suite with vanity sink, vanity sink, blue and white tiled walls, grey wood effect vinyl floor, uPVC frosted window and blind, down lights, chrome towel radiator and extractor.

#### **Rear garden**

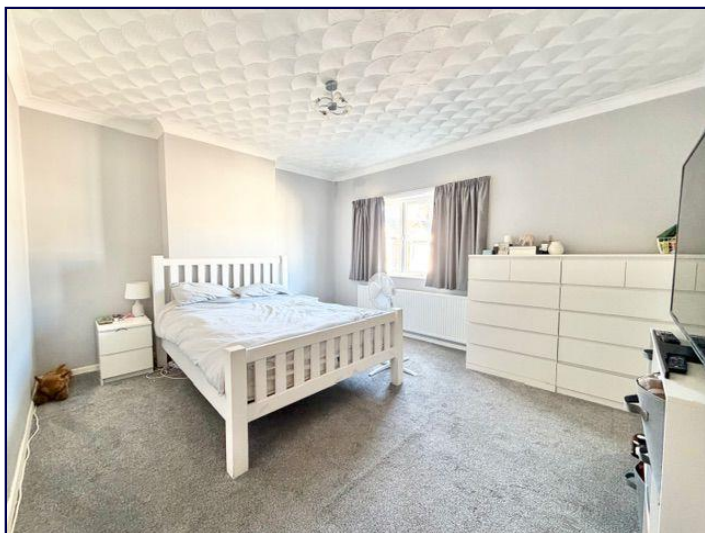
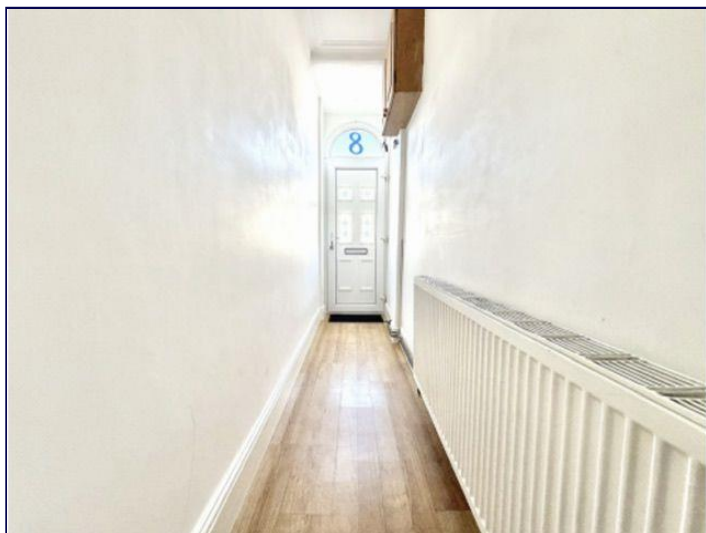
The rear garden has two levels with the lower level by the house being block paved leading to a concrete storage area to the side of the house with steps up the higher level where the area is all block paved with tall fencing to all sides and timber gate to the rear. The property also has solar panels on the roof.

#### **Front garden**

The front is low maintenance being laid to concrete with steps up from the pavement level. The front has low wall to all sides with metal gate.

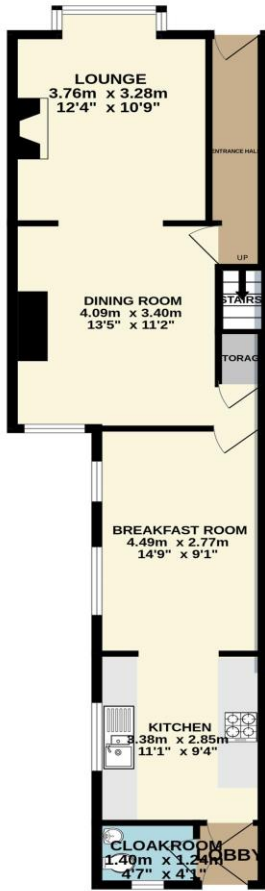
#### **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.



GROUND FLOOR  
57.4 sq.m. (618 sq.ft.) approx.

1ST FLOOR  
43.9 sq.m. (472 sq.ft.) approx.



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TOTAL FLOOR AREA : 101.3 sq.m. (1090 sq.ft.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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