



CROFTS ESTATE AGENTS

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



64 Grove Crescent
Grimsby
DN32 8JU

£115,000

Crofts are delighted to be able to bring to the market this lovely and well presented two bedroom terrace creating an ideal purchase opportunity for a variety of buyers. Tastefully decorated throughout this super property creates a ready to move into home and benefits from gas central heating and uPVC double glazing. The accommodation on offer briefly comprises entrance, living room, pleasant breakfast kitchen, rear lobby and w.c. To the first floor there is a small landing, bathroom and two bedrooms. Front garden with off road parking and pleasant rear garden with lawn and patio areas. Viewing is highly advised.

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Entrance

uPVC double glazed entry door to the front elevation. Opens to the lounge.

Lounge

11' 2" x 12' 11" (3.406m x 3.946m)

Pleasantly presented and decorated, the lounge has a laminate floor. Central heating radiator. A focal point of the living room is created by the decorative fireplace.

Lobby Stairs

Staircase to the first floor accommodation.

Breakfast Kitchen

12' 3" x 12' 11" into understairs recess (3.735m x 3.939m)

A lovely kitchen offering a good range of fitted wall and base units with contrasting work surfacing and breakfast bar area. Inset one and a half stainless steel sink and drainer. Tiled splashback. Gas cooker point. Wall mounted Vaillant gas boiler. Plumbing for a washing machine. Central heating radiator. uPVC double glazed window to the rear elevation.

Lobby

uPVC double glazed entrance door to the side elevation. Down lighting to the ceiling.

Cloakroom

5' 1" x 2' 10" (1.559m x 0.855m)

uPVC double glazed window to the side elevation. Close coupled w.c.

First

Floor

Landing

Access to the two bedrooms and the bathroom.

Bedroom One

11' 3" x 12' 11" (3.430m x 3.925m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

9' 5" x 6' 10" min (2.879m x 2.090m)

uPVC double glazed window to the rear elevation. Laminate flooring. Central heating radiator.

Bathroom

6' 5" x 5' 7" (1.955m x 1.711m)

uPVC double glazed window to the rear elevation. Fitted with a panelled bath with shower over, close coupled w.c and pedestal wash hand basin. Tiling to the walls. Fitted extractor.

Outside

To the front the property has off road parking, with the rear garden having lawn and patio areas along with fenced perimeter with rear gated access.

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.

Viewings

Please contact the relevant marketing office and 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

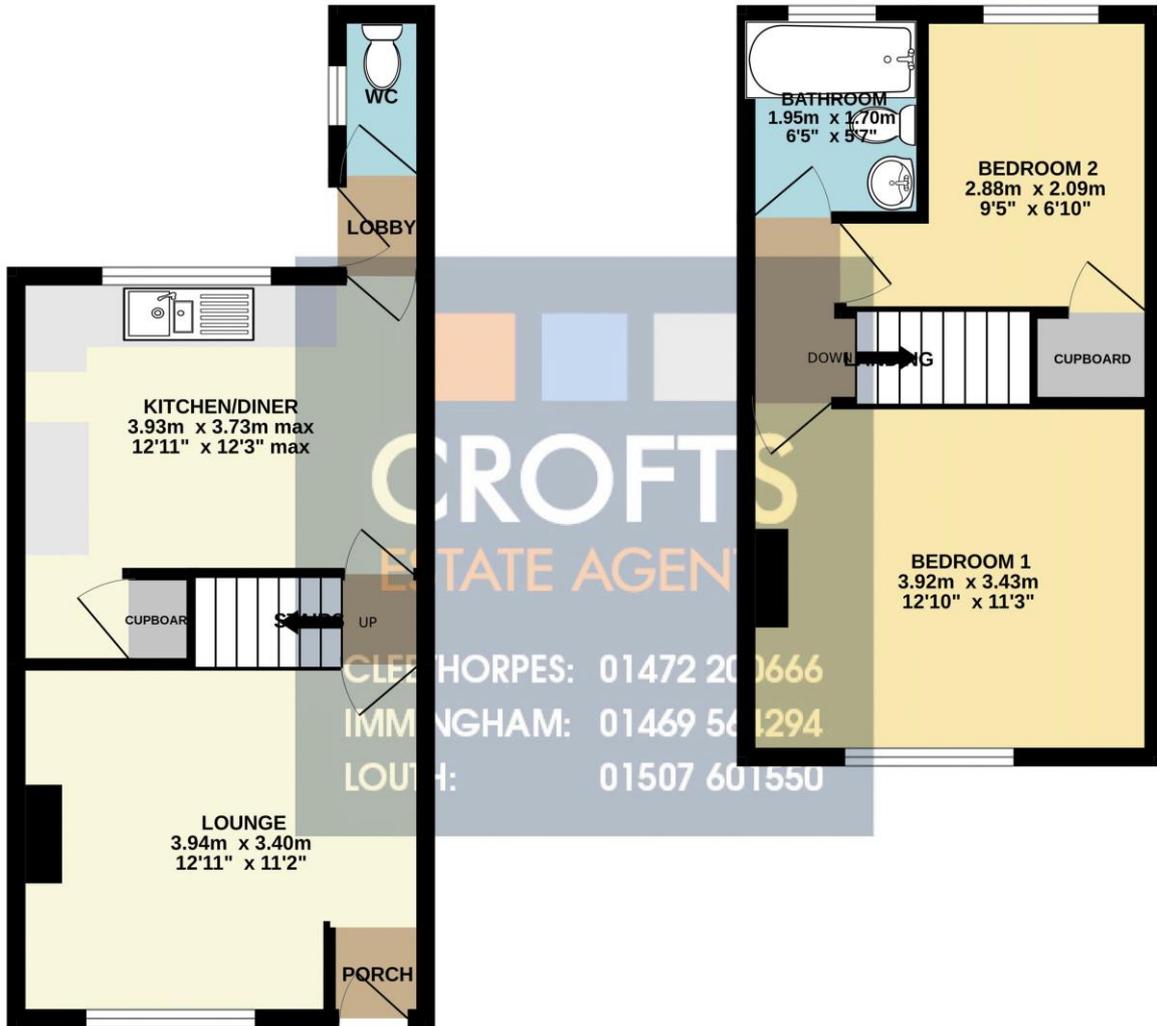


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
29.9 sq.m. (322 sq.ft.) approx.

1ST FLOOR
27.7 sq.m. (298 sq.ft.) approx.



TOTAL FLOOR AREA: 57.6 sq.m. (620 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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