



CROFTS ESTATE AGENTS

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



Morton Road

GRIMSBY
DN34 4AS

Offers in the Region Of
£114,950

Crofts estate agents are delighted to offer for sale this spacious mid terrace property located within close proximity to Grimsby town centre. Being an ideal purchase for a first time buyer or investor this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge which opens into the kitchen-diner and then the utility room. To the first floor there are three bedrooms, two being doubles and the bathroom. To the front there is a low maintenance garden space and the rear garden is a great size with a lawn and patio area and the property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering into the property reveals a radiator and laminate flooring.

Lounge

10' 11" x 10' 3" (3.34m x 3.13m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. The kitchen-diner is found open plan off the lounge.

Kitchen/Diner

8' 5" x 16' 2" (2.57m x 4.94m)

The kitchen-diner has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is a range of fitted units to base and eye level with a one and a half sink and drainer, plumbing for a dish washer, an electric oven and a gas hob with an extractor over. There is also a good space for a dining table and chairs.

Utility room

6' 5" x 4' 11" (1.95m x 1.50m)

The utility room has a window and door to the side elevation, plumbing for a washing machine and laminate flooring.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

11' 5" x 11' 3" (3.49m x 3.42m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

Bedroom Two

10' 11" x 10' 0" (3.32m x 3.06m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

7' 0" x 5' 9" (2.13m x 1.75m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

5' 10" x 4' 10" (1.78m x 1.48m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath with an electric shower over.

Outside

To the front a gate opens to reveal a low maintenance area and access to the front door. The rear garden is a great size with patio area ideal for alfresco dining, a spacious lawn and established shrubs and flower beds. The garden is all enclosed with perimeter fencing and there is also a gate to the rear passage.

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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 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.

Mortgage and Financial Advice

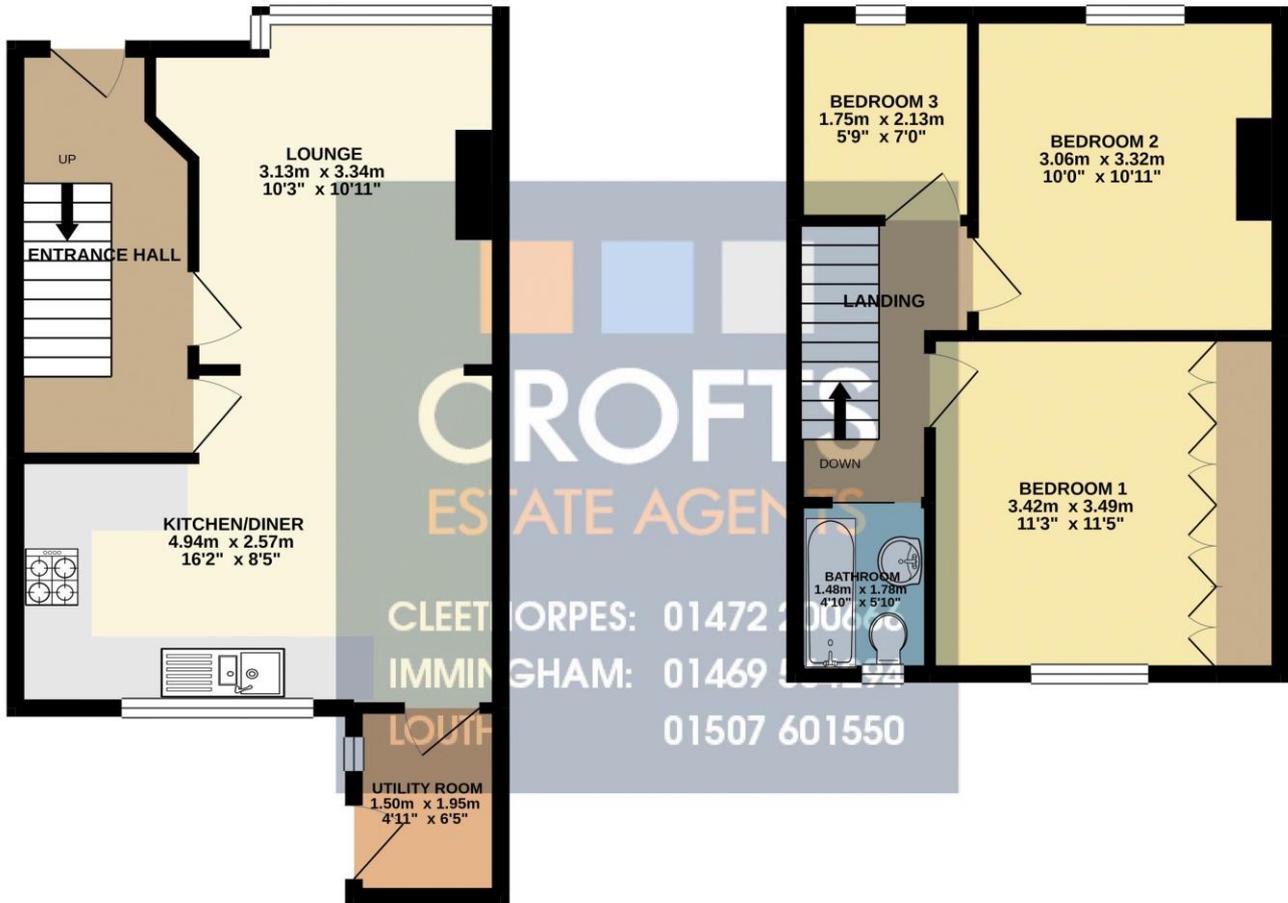
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



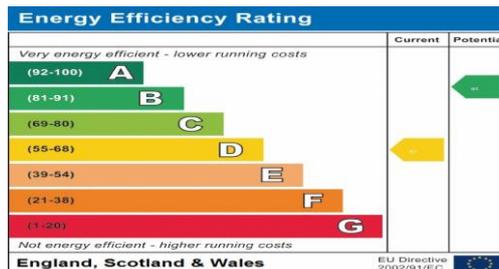
GROUND FLOOR
37.0 sq.m. (399 sq.ft.) approx.

1ST FLOOR
33.3 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA : 70.3 sq.m. (757 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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