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



Earl Street

Grimsby
DN31 2PW

£79,950

Coming to the market with NO FORWARD CHAIN on the vendors side is this tidy three bedroom mid terrace house. Making a very nice affordable first time buy or investment property this family house requires a touch of TLC after a few years as a rental property which has regularly rented out for just under £500 PCM in its current condition. Briefly comprising entrance hall, lounge, dining room, kitchen, utility area, ground floor bathroom, stairs and landing and three double first floor bedrooms this property offers substantial living accommodation for a very good price. Outside the garden has low maintenance yard to the front and good sized west facing gardens to the rear.

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Entrance hall

12' 3" x 2' 11" (3.74m x 0.88m)

Entered through a uPVC double glazed front door into a neutrally decorated hall with wood laminate, dado rail and pendant light.

Lounge

11' 11" x 9' 4" (3.62m x 2.84m)

A smaller lounge is to the front of the property and has uPVC window to the front, wood laminate flooring, cream and white decor with feature wall, wood fire surround with marble effect inset and hearth and electric fire, radiator and pendant light.

Dining room

16' 0" x 12' 8" (4.88m x 3.85m)

The dining room is made larger with the open tread timber stair case open plan to it. The room has wood laminate flooring, white decor with feature wall, radiator, uPVC window to the rear, pendant light, wood fire place, marble inset and hearth and gas fire.

Kitchen

10' 5" x 7' 5" (3.18m x 2.27m)

A wood laminate kitchen has grey work top over, one and a half sink drainer, integral oven grill with gas hob and extractor over with space under the units for washing machine and dishwasher. The room has black and white checkered tiling, white decor, uPVC window, ceiling light and grey black tiled effect vinyl flooring.

Utility area

3' 5" x 7' 5" (1.04m x 2.27m)

A useful area to put a tall american fridge freezer with uPVC glazed door to the back garden, grey/brown tile effect vinyl flooring, pendant light and white decor.

Family Bathroom

9' 0" x 7' 6" (2.74m x 2.29m)

The ground floor bathroom has a white three piece suite with shower off the taps over the bath, tile effect vinyl floor, white tiled splash backs, ceiling light, extractor and uPVC frosted window.

Stairs and landing

The open tread timber stairs lead to the landing which has carpet, cream decor and pendant light.

Bedroom One

12' 0" x 12' 8" (3.65m x 3.85m)

A good sized main double room has cream decor with picture rail, uPVC window to the front, brown carpet, built in storage cupboard, radiator and pendant light.

Bedroom Two

13' 0" x 9' 3" (3.96m x 2.83m)

The second double bedroom has cream decor, brown carpet, uPVC window, radiator and pendant light.

Bedroom Three

14' 2" x 7' 6" (4.33m x 2.29m)

The third double bedroom has brown carpet, cream decor, uPVC window, radiator and pendant light.

Front garden

A low maintenance front garden is laid to slab with low wall to the perimeter and open access to the pavement.

Rear Garden

The west facing rear has large concrete patio and path to rear gate with the garden area laid to lawn. The perimeter is timber and brick built.

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

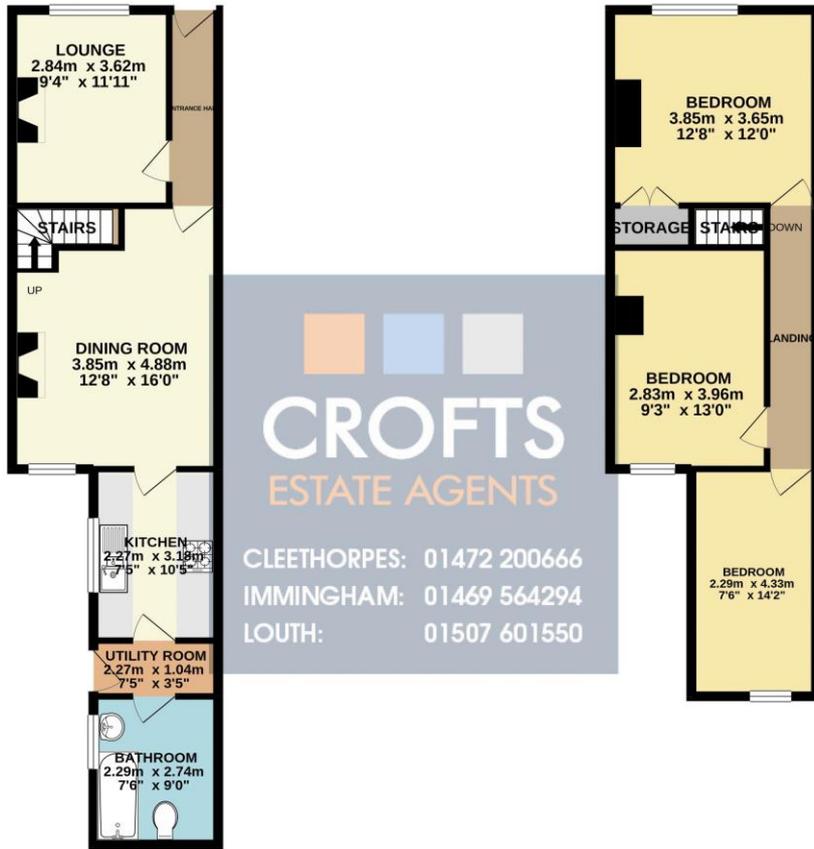
Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



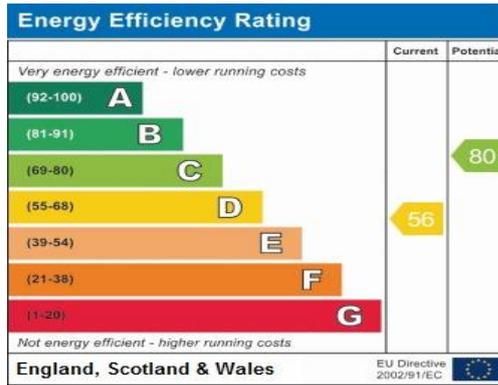
GROUND FLOOR
46.2 sq.m. (497 sq.ft.) approx.

1ST FLOOR
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA: 86.4 sq.m. (930 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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