



Crescent Street

Grimsby
DN31 2HD

£70,000

Crofts Estate Agents are pleased to present to the market this two bed mid terrace property located in the heart of Grimsby. Being sold with NO FORWARD CHAIN on the vendors side, this house creates the perfect purchase opportunity for either a first time buyer or investor looking to increase their property portfolio. Internal viewing will reveal a lounge, dining room, kitchen, lobby that acts as a utility area and WC to the ground floor. Heading to the first floor there are two excellent size bedrooms and a large three piece bathroom suite. Early viewing is recommended.



Lounge

13' 9" x 11' 9" (4.19m x 3.58m)

The lounge comprises of carpeted flooring, neutral decor, gas fire, radiator and uPVC window to the front elevation.

Dining Room

10' 6" x 11' 9" (3.20m x 3.58m)

The dining room/sitting room consists of carpeted flooring, radiator and uPVC window.

Kitchen

11' 0" x 6' 2" (3.35m x 1.88m)

Located at the rear of the property is the fitted kitchen with vinyl flooring, sink with draining board and space for an oven and fridge freezer.

Bedroom 1

11' 7" x 15' 10" (3.53m x 4.82m)

The main bedroom is a brilliant size with carpeted flooring, uPVC window to the front and built in storage cupboard.

Bedroom 2

10' 6" x 15' 10" (3.20m x 4.82m)

Bedroom two briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the rear.

Bathroom

11' 0" x 6' 2" (3.35m x 1.88m)

This spacious bathroom benefits from a three piece suite consisting of a bath, WC and wash basin. There is also vinyl flooring and a uPVC window to the rear.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

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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

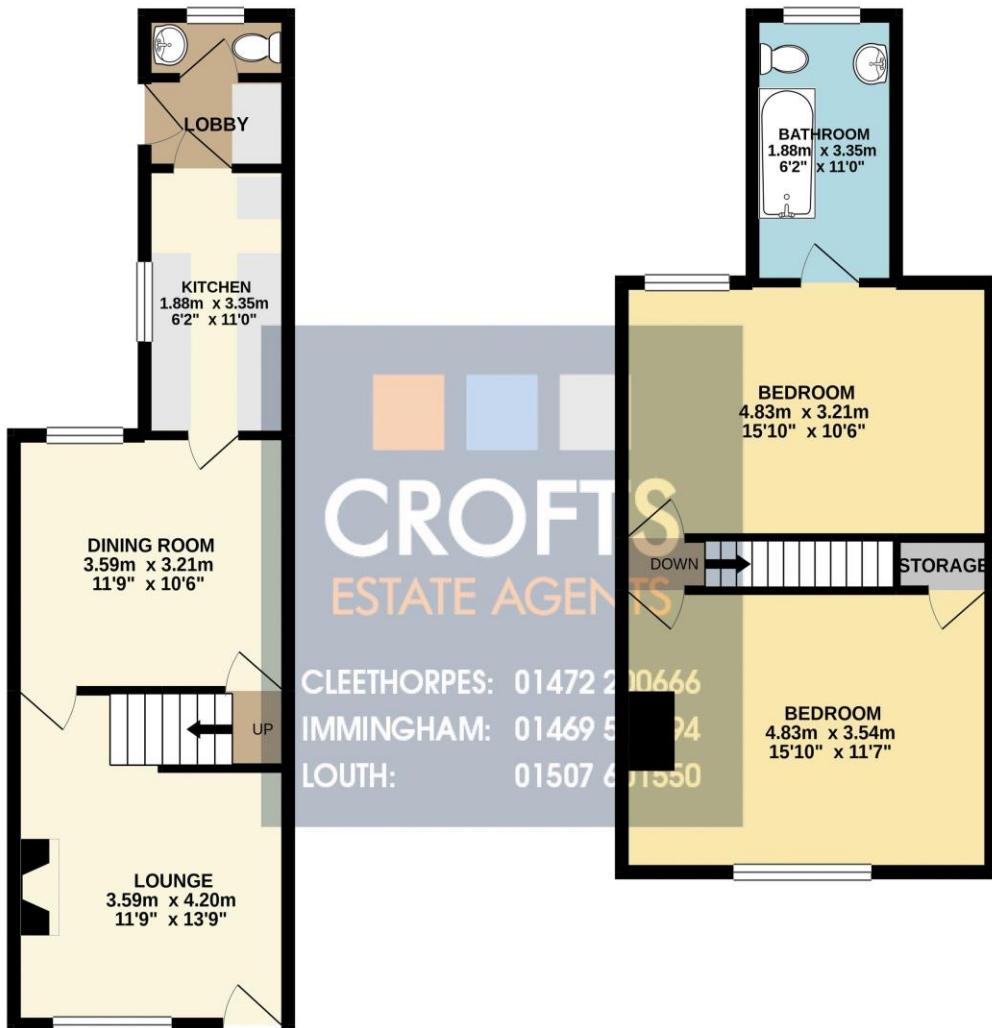
With access to the whole of the mortgage markets, Crofts Estate
Agents in connection with The Mortgage Advice Bureau will help
you find the best mortgage to suit your needs. The Mortgage
Advice Bureau will act on your behalf in advising you on
mortgages and other financial matters

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



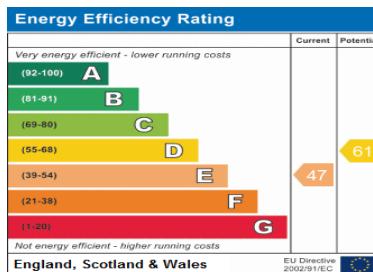
GROUND FLOOR
35.8 sq.m. (386 sq.ft.) approx.

1ST FLOOR
41.5 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA: 77.3 sq.m. (832 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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