



## Chelmsford Avenue

Grimsby  
DN34 5DB

£127,500

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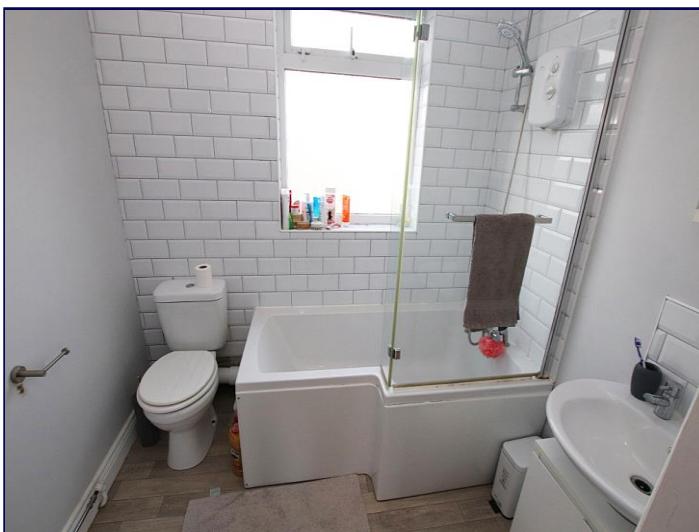
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## Property Introduction

Crofts Estate Agents are pleased to bring to the market this stylish three-bedroom semi-detached home, ideally positioned in a central location close to local schools, colleges, and shops. The property benefits from off-road parking to the front and a generously sized split-level southerly facing rear garden, creating two separate seating areas ideal for enjoying the garden at different times of the day. The ground floor offers excellent living space, beginning with a entrance porch leading into the hallway. Bay-fronted lounge which flows through to a central dining room, which opens via double doors into an additional sitting room. From here, the accommodation continues into a rear sun room with doors opening directly onto the garden. Running parallel to these rooms is a spacious breakfast kitchen, fitted with units over three walls, providing excellent storage and worktop space. To the first floor, the property follows a traditional semi-detached layout and features a modern family bathroom comprising a three-piece suite, including an L-shaped bath with shower over, wash basin, and WC. There are two double bedrooms and one single bedroom, with the main doubles benefiting from fitted wardrobes set within the chimney alcoves. Overall, this is a pleasantly presented home, boasting a modern kitchen and bathroom along with versatile and generous ground-floor living accommodation. Early viewings are highly recommended and are available immediately through Crofts Estate Agents.

## Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door with adjoining glazed panels into the hallway.

## Hallway

Neutrally decorated and having central heating radiator. Staircase to the first floor with useful understairs storage.

## Lounge

12' 10" x 10' 3" (3.92m x 3.12m)

uPVC double glazed bay fronted lounge. Central heating radiator. Coving to the ceiling. Opening to the dining area.

## Dining/Sitting Area

9' 1" x 15' 11" (2.77m x 4.85m)

Offering more than ample space and having uPVC double glazed window to the side elevation. Central heating radiator. Coving to the ceiling. Door to the kitchen and doors through to the sitting room.

## Sitting Room

9' 9" x 8' 0" (2.98m x 2.43m)

Leading from the dining area, this second sitting area is ideal for the family market. Central heating radiator. Opening into the sunroom.

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## **Sunroom**

6' 9" x 8' 0" (2.07m x 2.43m)

uPVC double glazed French doors leading out to the garden. Tiled flooring.

## **Kitchen**

16' 7" x 7' 11" (5.05m x 2.42m)

This good sized kitchen offers a good range of fitted modern wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob with chimney extractor over. Plumbing for a washing machine. Space to accommodate a larder fridge freezer. uPVC double glazed windows to the rear and side elevations. uPVC double glazed side entry door. Central heating radiator.

## **First Floor Landing**

uPVC double glazed window to the side elevation. Loft access to the ceiling.

## **Bedroom One**

12' 4" x 9' 9" (3.75m x 2.97m)

uPVC double glazed window to the front elevation. Laminate flooring. Central heating radiator. Coving to the ceiling. Fitted wardrobes to the chimney breast recesses.

## **Bedroom Two**

9' 8" x 11' 3" (2.94m x 3.44m)

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

## **Bedroom Three**

6' 2" x 6' 3" (1.88m x 1.91m)

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

## **Bathroom**

5' 10" x 7' 1" (1.79m x 2.15m)

Modern bath with fitted close coupled w.c, pedestal wash hand basin and a P-shaped bath with screen and shower fitment over. Splashback tiling. uPVC double glazed window. Chrome effect central heating towel radiator.

## **Outside**

With gardens to both the front and rear elevations, this lovely home is well worth viewing. The front garden has the benefit of off road parking. Gated access to the side leading around to the rear

garden. The rear garden is a lovely size ideal for the family market and is southerly facing therefore enjoying the majority of the day and evening sun. The rear garden offers a great blank canvas for the next owner to make their own mark.

## **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.

## **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

## **Viewings**

Please contact the relevant marketing office, 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](http://www.voa.gov.uk/cti)

## **Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

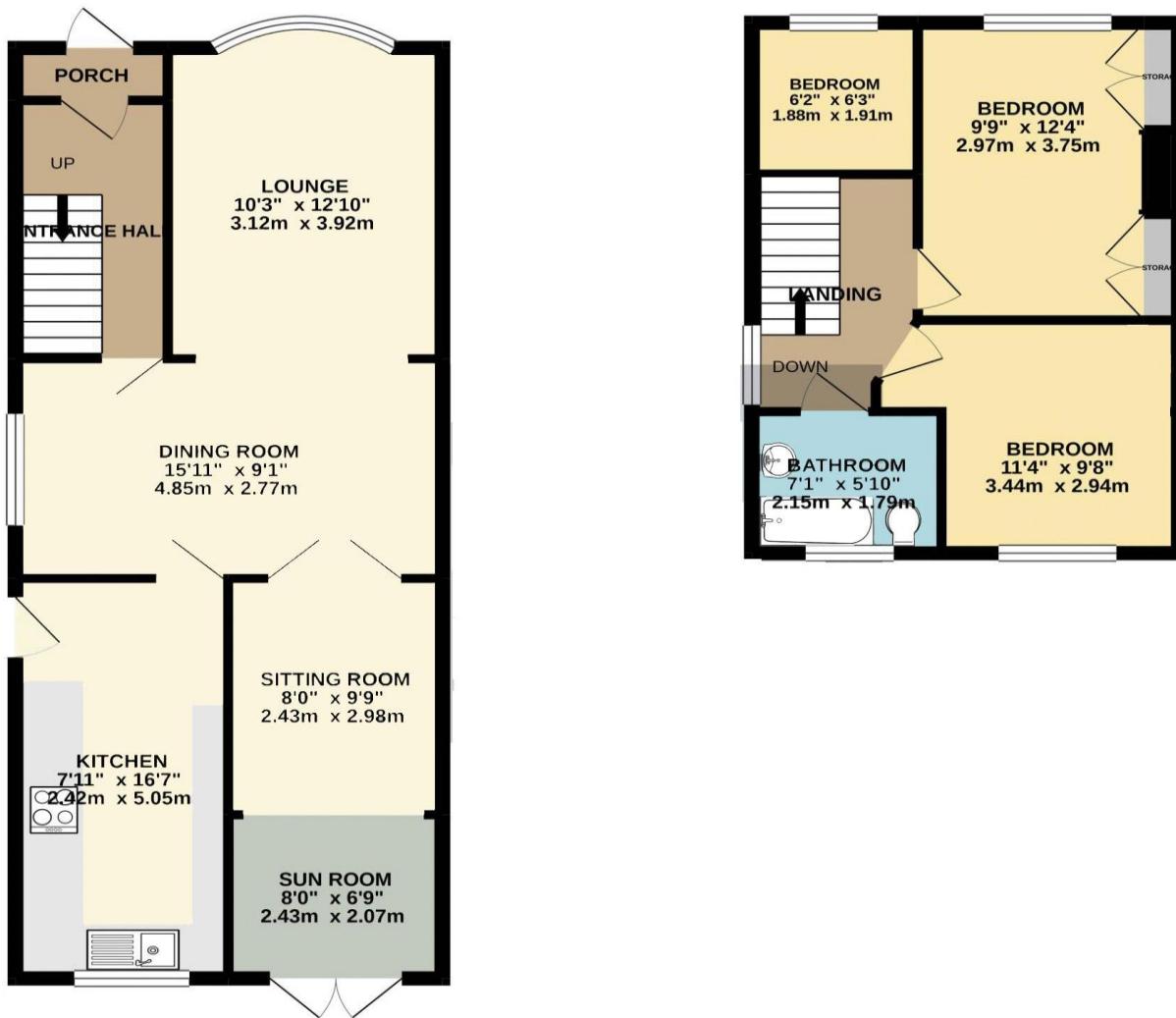
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
618 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 sq.m.) 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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