



# CROFTS ESTATE AGENTS

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



Stoney Way  
Tetney  
Grimsby  
DN36 5PG

Offers in the Region Of £165,000

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### Property Introduction

Crofts are pleased to be able to bring to the market this two double bedroom semi-detached house located within this quiet area of Tetney. Offered for sale with no forward chain on the vendors side, the accommodation briefly comprises entrance hallway, lounge running across the width of the property, breakfast kitchen and a ground floor bathroom. To the first floor there is the landing and two good sized double bedrooms, possibly creating the opportunity to split one into two bedrooms thus creating a third bedroom for those wishing to do so. uPVC double glazing and gas central heating. Established front and rear gardens, driveway and detached garage.

### Entrance Hallway

Decorative uPVC double glazed entry door to the side elevation with two adjoining glazed panels. Staircase leading to the first floor.

### Lounge

11' 11" x 14' 1" (3.622m x 4.304m)  
uPVC double glazed bow window to the front elevation. Coving to the ceiling. Central heating radiator. Electric fire with fitted surround.

### Kitchen

11' 9" x 8' 2" (3.582m x 2.500m)  
Offering uPVC double glazed window to the rear elevation, the kitchen offers a range of wall and base units with complementary roll edged work surfacing with inset stainless steel sink and drainer. Electric cooker point.. Plumbing for a washing machine. Tiled flooring. Central heating radiator. Understairs storage cupboard creating a pantry area.

### Bathroom

6' 11" x 5' 4" (2.115m x 1.632m)  
uPVC double glazed window to the side elevation and fitted with a panelled bath with shower and screen over, w.c and pedestal wash hand basin. Partial tiling to the walls. Central heating towel radiator.

### First Floor Landing

Access to the two bedrooms.

### Bedroom One

11' 11" x 14' 1" (3.643m x 4.288m)  
The first of the double bedrooms runs across the width of the front and has a uPVC double glazed window. Central heating radiator. Coving to the ceiling.

### Bedroom Two

11' 11" x 14' 1" (3.638m x 4.288m)

Two uPVC double glazed windows to the rear elevation. Loft access and coving to the ceiling. Storage cupboard housing the gas boiler.

### Outside

The property offers gardens to both the front and rear elevations, along with driveway and detached garage.

### 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 B: 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*



GROUND FLOOR  
34.9 sq.m. (376 sq.ft.) approx.

1ST FLOOR  
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA : 69.7 sq.m. (750 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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