



Grange Walk

Grimsby  
DN34 4DY

Offers in the Region Of  
£94,950

Crofts estate agents are delighted to offer for sale this EXTENDED mid terrace property which is located within the town of Grimsby. Ideally suited to a first time buyer this property requires a scheme of modernisation and will make a lovely home. Nearby there are a wide variety of local amenities, schools and good road links. Internal viewing will reveal the entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms, two being doubles and the bathroom. Externally there are gardens to front and rear and the property also benefits from uPVC double glazing and gas central heating.



#### **Entrance Hall**

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

#### **Lounge**

10' 10" x 9' 9" (3.29m x 2.98m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Dining Room**

11' 5" x 14' 8" (3.49m x 4.47m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Kitchen**

12' 11" x 6' 8" (3.94m x 2.02m)

The kitchen has been extended and has a window and door to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer.

#### **First Floor Landing**

The first floor landing has coving to the ceiling and a carpeted floor.

#### **Bedroom One**

11' 1" x 9' 2" (3.38m x 2.79m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Bedroom Two**

9' 1" x 7' 10" (2.76m x 2.377m)

Bedroom two has a window to the rear elevation, a built in cupboard, coving to the ceiling, a radiator and a carpeted floor.

#### **Bedroom Three**

6' 9" x 5' 2" (2.05m x 1.58m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also access to the loft.

#### **Bathroom**

6' 9" x 5' 3" (2.07m x 1.59m)

The bathroom has an opaque window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a WC, basin and bath with electric shower over.

#### **Outside**

To the front there is a tidy garden space providing access through a gate to the front door. The rear garden is low maintenance an ideal for alfresco dining with established shrubs, perimeter fencing with a gate and also a shed.

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](http://www.voa.gov.uk/cti)

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We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

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**Mortgage and Financial Advice**

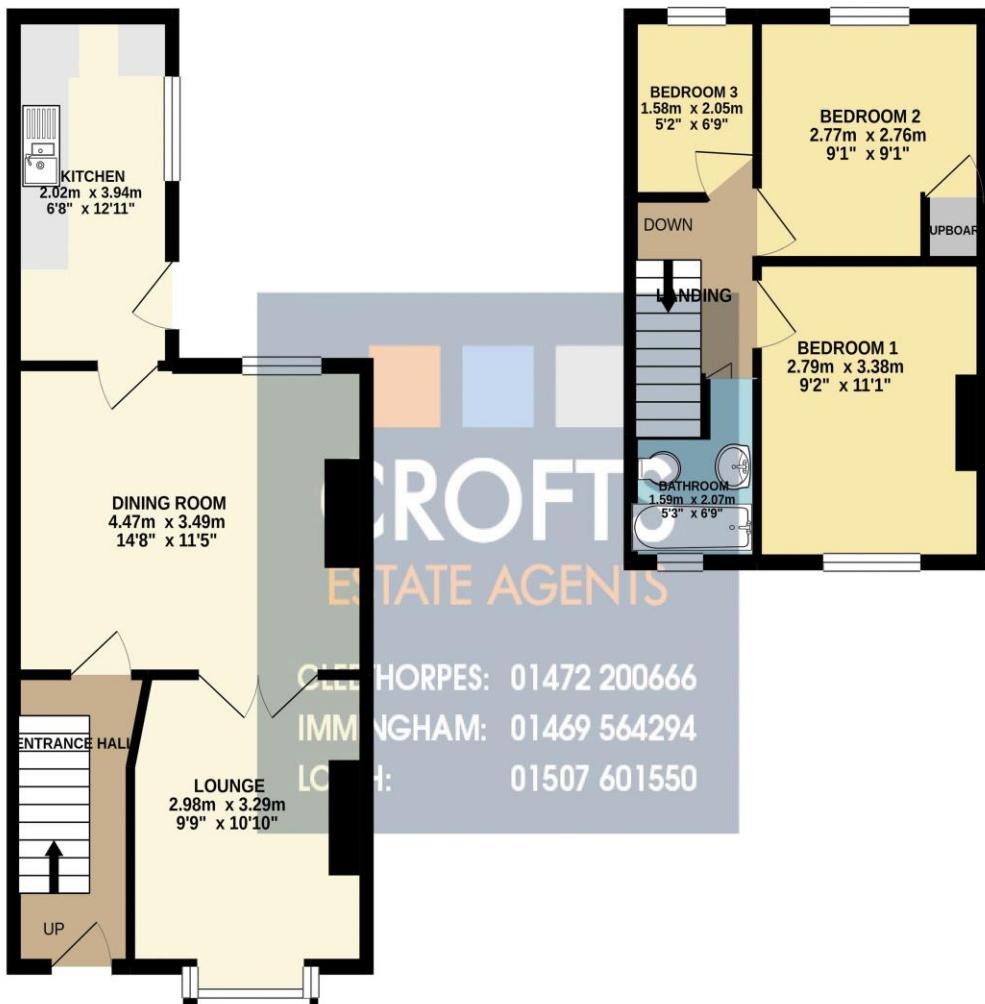
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
37.6 sq.m. (405 sq.ft.) approx.

1ST FLOOR  
27.2 sq.m. (293 sq.ft.) approx.



TOTAL FLOOR AREA: 64.8 sq.m. (697 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 not be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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