



CROFTS ESTATE AGENTS

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



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.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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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.

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

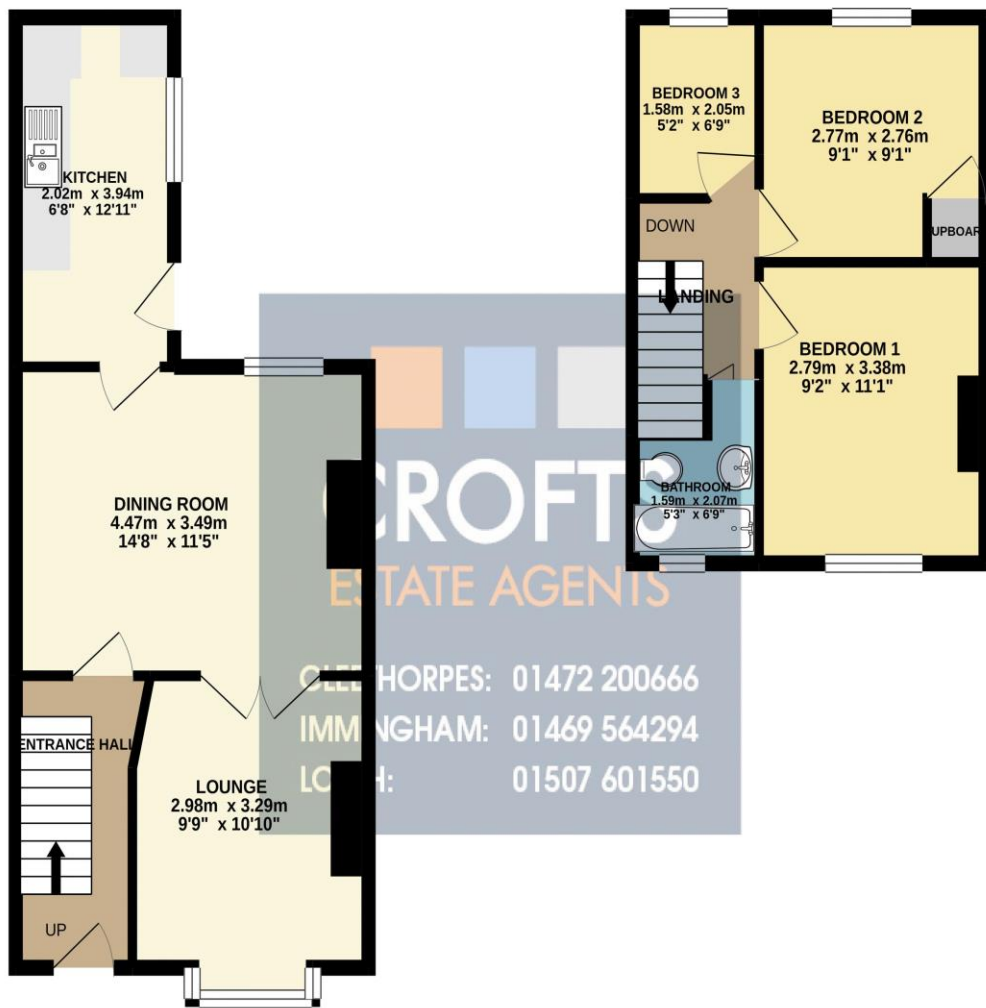
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
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 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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