



# CROFTS ESTATE AGENTS

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



Lichfield Road

Grimsby  
DN32 8JZ

£149,000

Offered for sale with no forward chain on the vendors side, Crofts estate agents are delighted to be offering this well presented three bedroom semi-detached family home found within the ever popular area of Old Clew. Offering the benefits of gas central heating and uPVC double glazing the property briefly comprises entrance hallway, cloakroom, through lounge / diner, breakfast kitchen, landing, three bedrooms and a modern bathroom. Block paved frontage creating off road parking and good sized rear garden enjoying a reasonable sunny aspect and having lawn, decking and concrete patio areas. Viewing is highly advised on what in this agents opinion will be a most popular property.

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### Entrance Hallway

Decorative glazed entrance door with adjoining side and overhead glazed panel. Neutrally decorated and with laminate wood flooring. Gas central heating radiator. Staircase leading to the first floor with useful understairs storage cupboard and cloakroom.

### Cloakroom

uPVC double glazed window to the side elevation. Fitted with a w.c and corner wash hand basin with splashback tiling.

### Lounge/Diner

27' 3" x 11' 5" (8.297m x 3.482m)

A well proportioned through lounge / diner which again is neutrally decorated and offers attractive stained wooden flooring. To the front there is a uPVC double glazed bow window, and to the rear there are uPVC double glazed French doors. Coving to the ceiling. Two gas central heating radiators. To the lounge area there is an electric fire with feature surround.

### Kitchen/Breakfast Room

14' 1" x 6' 8" min (4.286m x 2.042m)

The kitchen is neutrally decorated and has uPVC double glazed windows to the rear and side elevations allowing for ample light to brighten the room. uPVC double glazed entrance door to the rear elevation. The kitchen offers a range of white base and wall units with contrasting gloss roll edged work surfacing and breakfast bar. Inset to the work surface there is a stainless steel bowl sink and

drainer. Black gloss tiled splashback. Space and connection point for a gas cooker. Plumbing for an automatic washing machine. Coving and down lighting to the ceiling. Wall mounted Ideal gas boiler.

### First Floor Landing

uPVC double glazed window to the side elevation.

### Bedroom One

9' 11" x 11' 7" into wardrobe (3.027m x 3.525m)

uPVC double glazed window to the front elevation. Gas central heating radiator. Built in wardrobes with sliding doors to one wall.

### Bedroom Two

12' 9" x 10' 7" (3.877m x 3.218m)

uPVC double glazed window to the rear elevation. Gas central heating radiator. Coving to the ceiling.

### Bedroom Three

9' 4" x 7' 0" (2.839m x 2.137m)

The third and final bedroom has a uPVC double glazed window to the rear elevation. Gas central heating radiator. Coving and loft access to the ceiling.

**Bathroom**

5' 11" x 6' 9" (1.815m x 2.056m)

A modern bathroom with white suite wall mounted wash hand basin, close coupled w.c and panelled bath with electric shower and screen over. Chrome effect gas central heating radiator. Tiling to the wall and floor surfaces. Coving and down lighting to the ceiling.

**Outside**

To the front aspect there is a walled front perimeter with attractive railings and gated access to the block paved frontage creating off road parking. Side gate providing access through to the rear garden. The rear garden is of a good sized and enjoys a reasonable sunny aspect and has a concrete patio area, lawn, decking and two garden sheds. Outside tap.

**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 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 01472 200666 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**

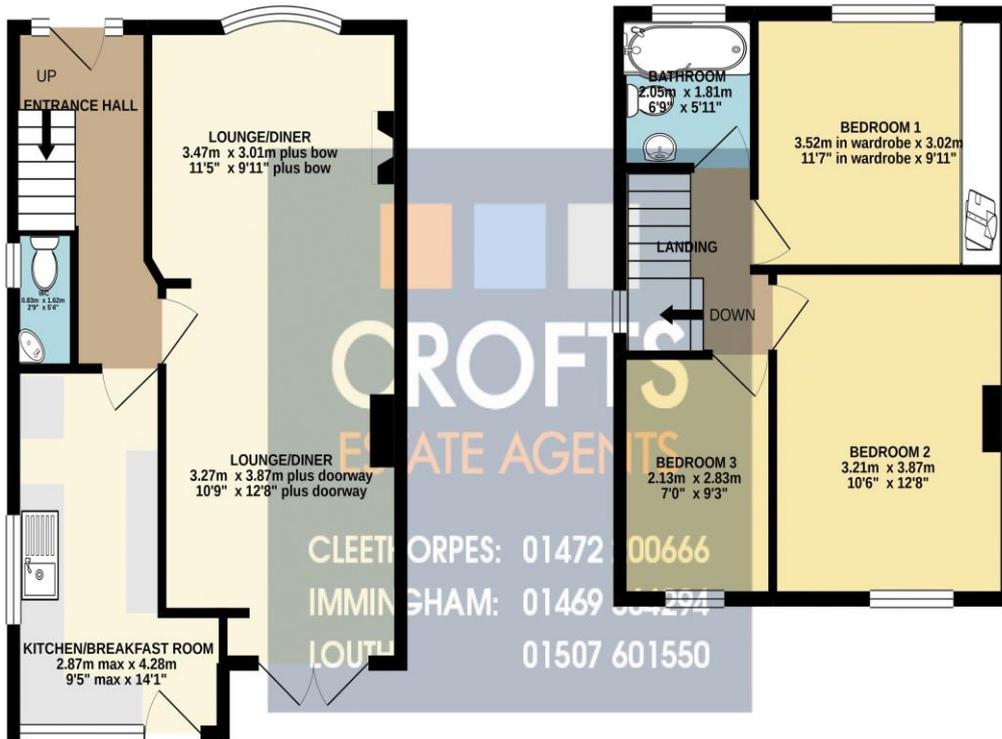
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
41.5 sq.m. (447 sq.ft.) approx.

1ST FLOOR  
36.3 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA: 77.8 sq.m. (837 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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