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



Weelsby Street

Grimsby
DN32 7RY

Offers in the Region Of £82,000

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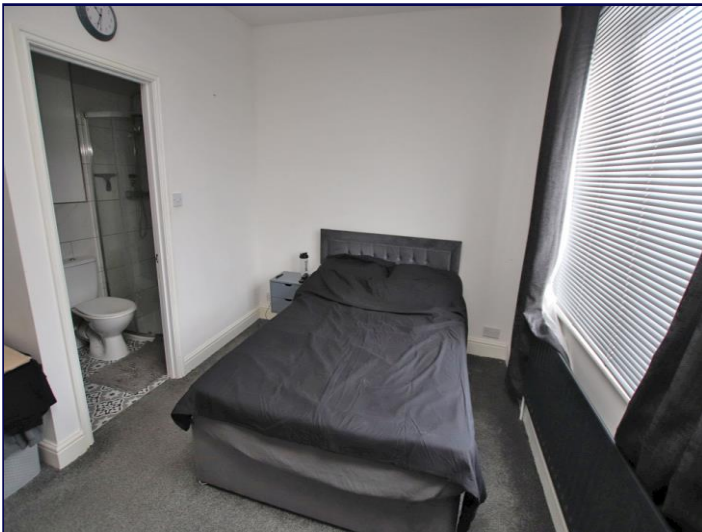
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Property Introduction

Early viewing is highly recommended for this recently refurbished end-terrace home, ideally situated in an established and convenient residential area. Offered for sale with no onward chain, this property presents an excellent opportunity for first-time buyers or investors alike. The accommodation benefits from gas central heating and uPVC double glazing, and briefly comprises a spacious open-plan living and dining area, a modern fitted kitchen, rear lobby, and ground-floor bathroom. To the first floor, there is a landing with a cloakroom, and three bedrooms, including a principal bedroom with en-suite shower room. Outside, the property enjoys a small side yard with storage shed, providing useful outdoor space and practicality. A stylish, move-in-ready home offering excellent value — early inspection is a must.

Living Room

13' 1" x 13' 10" (3.995m x 4.224m)

Pleasantly presented reception room featuring a uPVC entrance door and front-facing window, gas central heating radiator, and staircase leading to the first floor. The space opens seamlessly into the dining area, creating a light and welcoming feel.

Dining Area

12' 11" x 10' 7" (3.929m x 3.225m)

Featuring coved ceiling, uPVC double glazed window to the rear elevation, and an attractive decorative fire surround. A recess beneath the stairs provides useful additional storage space.

Kitchen

13' 6" x 8' 6" (4.104m x 2.579m)

This attractive and functional kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces and an inset bowl sink with drainer. Features include a gas cooker point, plumbing for an automatic washing machine, tiled splashbacks, and tiled flooring. A central heating radiator and uPVC double glazed window to the side elevation complete this well-presented space.

Lobby

4' 3" x 7' 1" (1.306m x 2.168m)

uPVC entry door to the side elevation and continuation of the tiled flooring from the kitchen.

Bathroom

7' 11" x 6' 11" (2.425m x 2.111m)

The bathroom, featuring a double glazed window to the side elevation, is fitted with a close-coupled WC, vanity wash hand basin, and panelled bath with screen and electric shower over. Finished with splashback tiling and a central heating towel radiator.

First Floor Landing

With central heating radiator and having cupboard.

Bedroom One

12' 11" x 13' 11" (3.947m x 4.237m)

A well-proportioned main bedroom with uPVC double glazed window to the front elevation and central heating radiator. An added feature is the ensuite shower room, created by the current owners from part of the bedroom.

Ensuite Shower Room

3' 9" x 6' 8" (1.132m x 2.023m)

Equipped with a close coupled w.c, vanity wash hand basin and corner shower unit. Fitted extractor. Chrome effect central heating radiator.

Bedroom Two

13' 0" x 8' 2" (3.966m x 2.482m)

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

Cloakroom

4' 0" x 4' 10" (1.231m x 1.467m)

Equipped with a close coupled w.c and vanity wash hand basin. Splashback tiling.

Bedroom Three

9' 1" x 8' 6" (2.779m x 2.587m)

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

Outside

To the side there is a small yard area with lean to storage 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.

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office 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.

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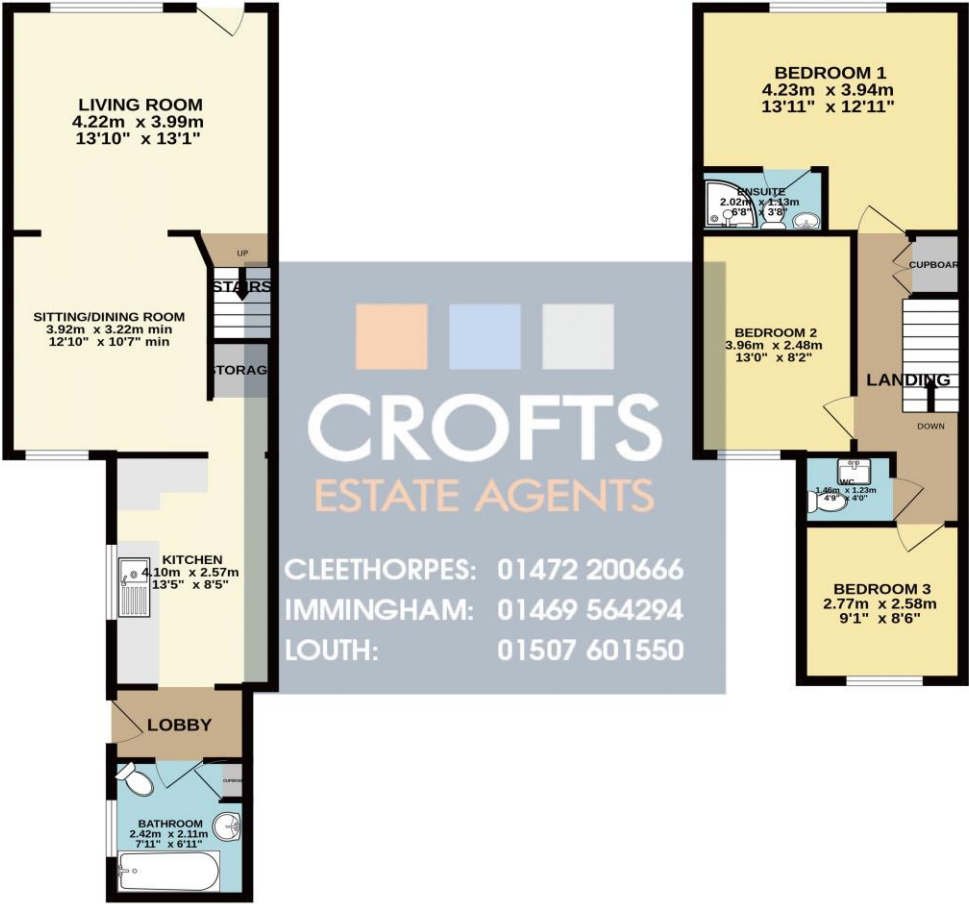
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs. **Forge Financial Solutions** will act on your behalf, providing expert advice 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
52.0 sq.m. (559 sq.ft.) approx.

1ST FLOOR
43.7 sq.m. (470 sq.ft.) approx.



TOTAL FLOOR AREA : 95.6 sq.m. (1029 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		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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