



CROFTS ESTATE AGENTS

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



**4 Collingwood Crescent
Grimsby
DN34 5RG**

**Offers in the Region Of
£164,950**

Close to a plethora of amenities including local shops and large supermarket and close to frequent bus routes is this smartly presented three bedroom semi detached house. Offering a modern internal layout, this fully modernised house briefly comprises entrance hall and porch, lounge, open plan kitchen dining living room, stairs and landing to two double bedrooms, one single and attractive bathroom with shower over bath. Outside, the property offers large front and back low maintenance with large patio area with off road parking taken care of with front driveway for one car plus tall gates to two further spaces plus detached single garage. Situated on a Cul de sac location, this property, this property is well worth a view to be fully appreciated.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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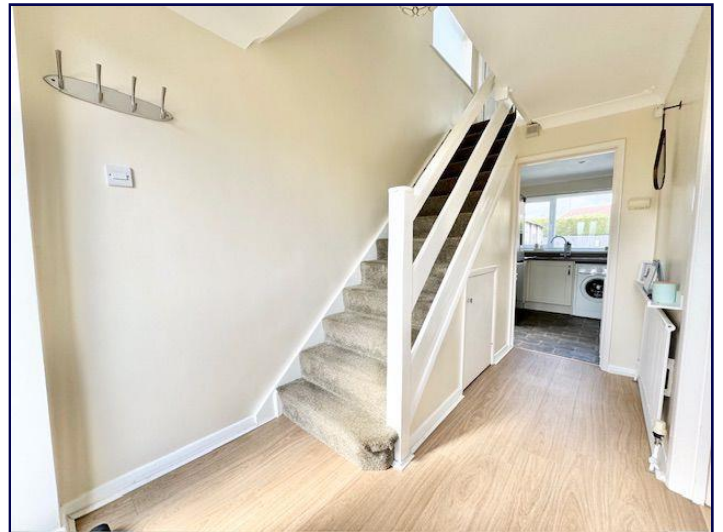
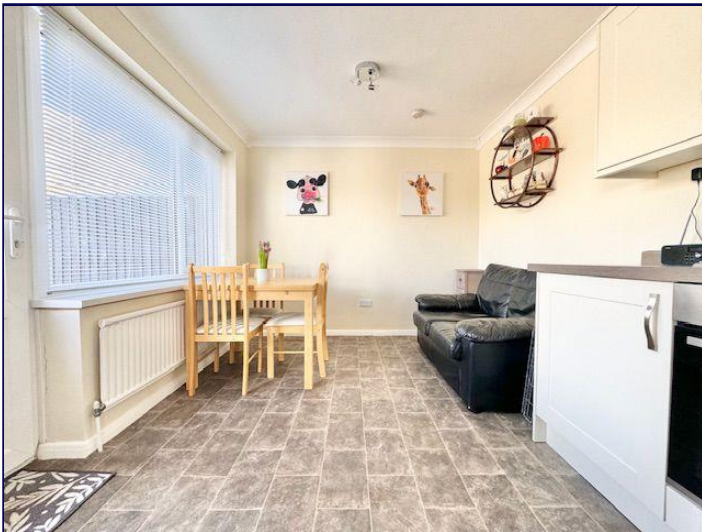
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Entrance hall

11' 5" x 6' 3" (3.49m x 1.90m)

With uPVC frosted door and two full length fronted windows, the entrance hall has cream decor to coving, light oak laminated, under stairs storage, radiator and pendant light.

Lounge

10' 11" x 13' 6" (3.33m x 4.12m)

The lounge has neutral cream decor to coving, light brown carpet, floating uPVC window to the front, white fire surround, cream marble inset, gas fire and ceiling light.

Kitchen diner living room

9' 1" x 20' 3" (2.77m x 6.16m)

The open plan layout across the full width of the rear has modern cream matte finished wall and base kitchen units with grey wood effect work top, splash backs and one and a half grey sink drainer over. There is gas hob with extractor over, electric oven grill, space for tall fridge freezer, washing machine and dishwasher. Cream decor to coving, grey tile effect vinyl floor, two uPVC windows with blinds, uPVC frosted rear door, frosted uPVC window to the side, ceiling light, 6 down lights and radiator.

Stairs and landing

The stairs and landing have brown carpet, cream decor to coving, loft access, pendant light and uPVC window with fitted blinds.

Bedroom One

11' 1" x 10' 5" (3.37m x 3.18m)

The largest bedroom has brown carpet, cream decor to coving, uPVC window to the front, radiator and pendant light.

Bedroom Two

9' 1" x 9' 7" (2.77m x 2.93m)

The second double room has cream decor to coving, brown carpet, uPVC window to the rear, radiator and pendant light. There is a built in storage cupboard which also houses the boiler.

Bedroom Three

9' 6" x 7' 8" (2.89m x 2.34m)

The smaller single room has brown carpet, cream decor to coving, uPVC window to the front, radiator and pendant light. There is a storage cupboard over the stairs.

Family Bathroom

5' 5" x 7' 10" (1.66m x 2.40m)

The bathroom has three piece white suite with shower over bath. The room has fully tiled cloudy cream walls, pale wood effect vinyl floor, frosted uPVC window, ceiling light, chrome towel radiator and extractor.

Garage

16' 1" x 8' 1" (4.90m x 2.46m)

The concrete sectional built detached garage has corrugated roof, up and over metal door to the front and single glazed window to the side.

Front garden

The front has open fronted concrete driveway to tall timber gates which lead onto further driveway and on the garage plus slab path to the front door. The garden area is laid to gravel with centred feature plant with hedge boundary to the front and side.

Rear garden

A really good sized rear garden is low maintenance with large slab patio area to the back of the house, gravel garden with raised planted blue slate beds. There is a further slab patio area to the back of the garage and tall timber fencing to all sides.



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.

Viewings

Please contact the relevant marketing office and 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



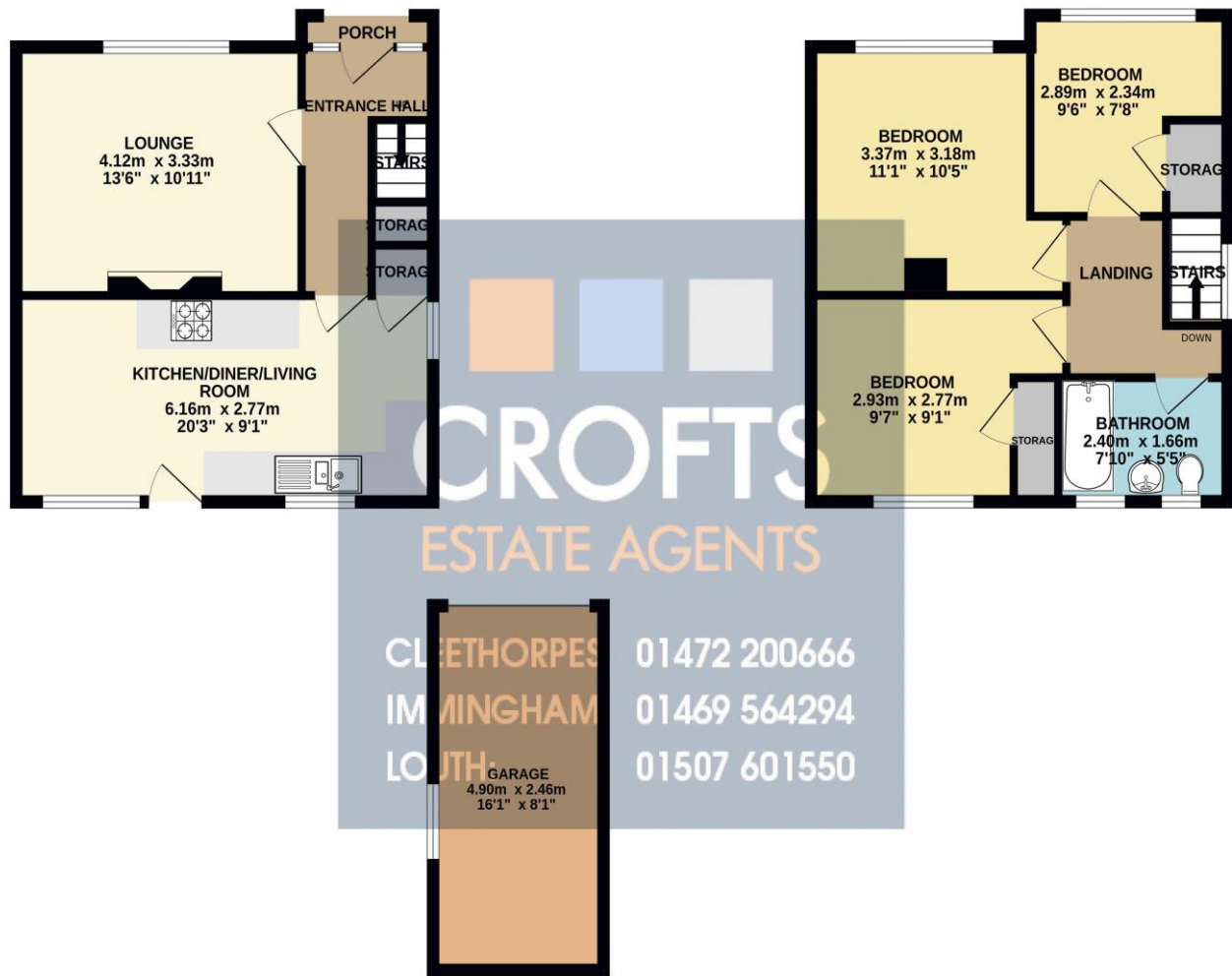


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
49.1 sq.m. (529 sq.ft.) approx.

1ST FLOOR
37.7 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 86.8 sq.m. (934 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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