

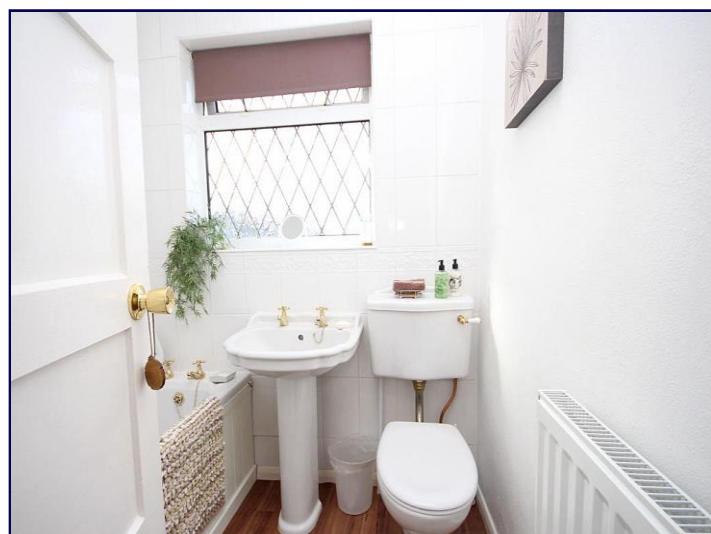


Samuel Avenue

Grimsby
DN32 8ET

Offers in the Region Of
£130,000

Crofts estate agents are pleased to offer for sale with NO FORWARD CHAIN this spacious semi detached property located within a popular residential location. Ideally suited to a young family this property is ready for someone to move into and comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools and bus links. Internal viewing will reveal the entrance hall, lounge-diner, kitchen and cloakroom 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 Hallway

Entering into the property reveals a stained glass window to the side elevation, a radiator and a carpeted floor.

Cloakroom

The cloakroom has an opaque window to the side elevation, a carpeted floor, a WC and a vanity basin.

Lounge

10' 6" x 11' 5" (3.21m x 3.48m)

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

Dining Room

14' 4" x 10' 8" (4.36m x 3.25m)

The dining room found off the lounge has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

14' 0" x 6' 11" (4.26m x 2.12m)

The kitchen has a window to the rear and side elevation, door to the rear elevation, a radiator and a tiled floor. There is a range of fitted units to base and eye level with a sink and drainer and plumbing for a washing machine.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft and a carpeted floor.

Bedroom One

10' 6" x 11' 5" (3.21m x 3.49m)

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

Bedroom Two

12' 6" x 10' 8" (3.80m x 3.25m)

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

Bedroom Three

9' 0" x 7' 0" (2.75m x 2.13m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

5' 6" x 6' 2" (1.68m x 1.88m)

The bathroom has an opaque window to the front elevation, partially tiled walls, a radiator and vinyl flooring. There is also a WC, basin and bath with electric shower and glass screen over.

Outside

Outside there are well kept gardens with the front having a lawn, established shrubs and the ability to create off road parking. The rear garden has a well kept lawn, a patio and decked area, established shrubs, lovely flower beds and 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 B: 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

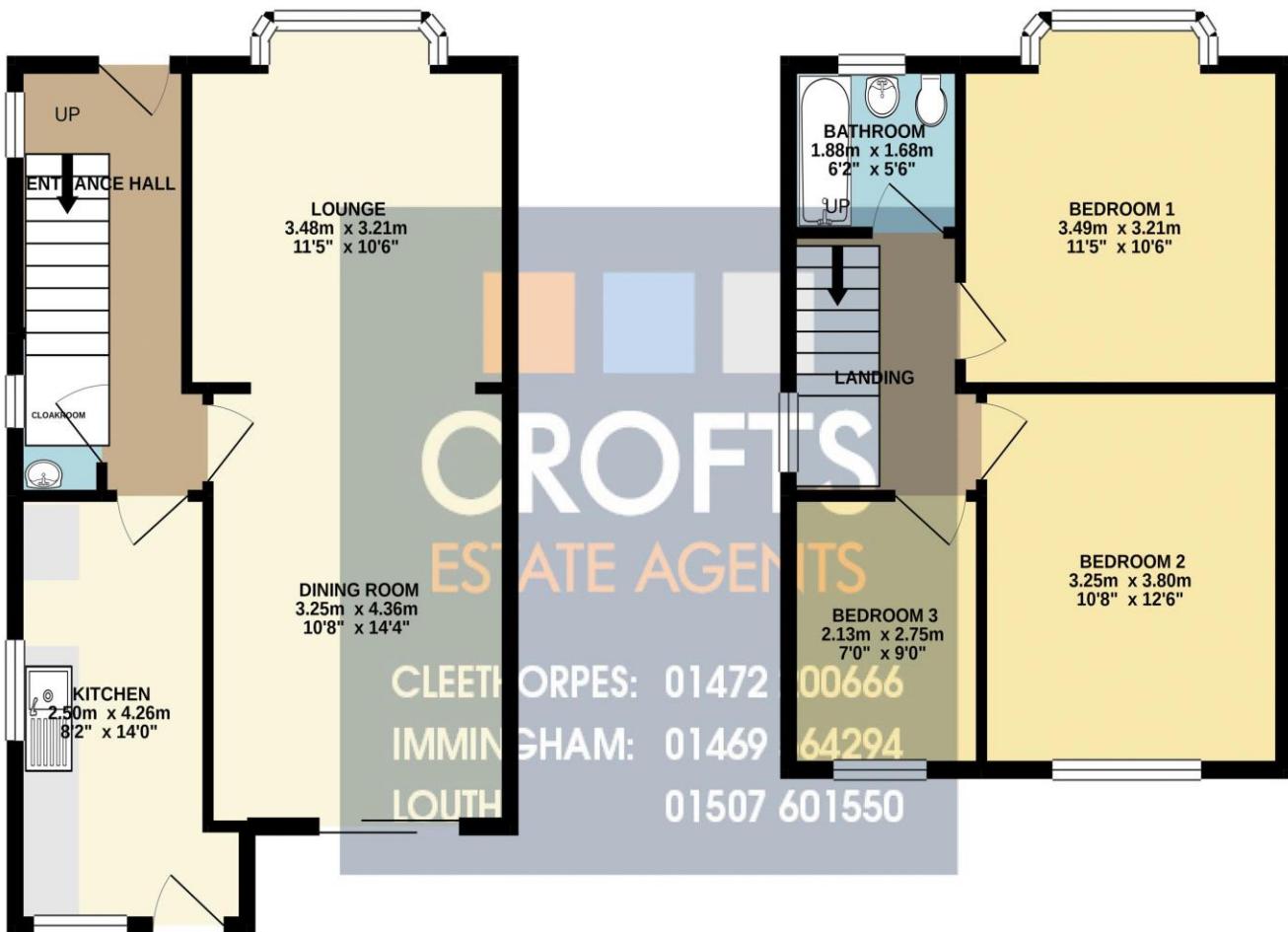
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
43.6 sq.m. (470 sq.ft.) approx.

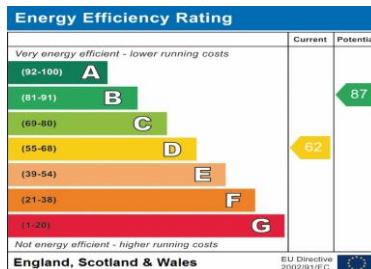
1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA : 81.8 sq.m. (880 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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