



CROFTS ESTATE AGENTS

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



Fairmont Road

Grimsby
DN32 8DX

£85,000

Crofts estate agents are delighted to be offering for sale this well presented two double bedroom mid terrace property located within this established and popular residential area. Enjoying the benefits of gas central heating and uPVC double glazing, the property comprises entrance hallway, lounge, dining room, kitchen, bathroom and two bedrooms. Front and rear gardens. Ideal first time or investment purchase.

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Entrance Hallway

Decorative glazed entrance door with overhead glazed panel to the front elevation. Gas central heating radiator. Laminate flooring.

Lounge

12' 3" into bay x 10' 3" (3.733m x 3.122m)
Offering walk in uPVC double glazed bay window to the front elevation. Coving to the ceiling and picture rail to the walls. Laminate flooring. Gas fire with surround. Built in cupboard.

Dining Room

11' 2" x 13' 7" (3.398m x 4.138m)
uPVC double glazed window to the rear elevation. Picture rail to the walls. Gas central heating radiator. Gas fire with decorative surround. Laminate flooring. Gas central heating radiator. Understairs storage cupboard.

Kitchen

11' 5" x 7' 10" (3.473m x 2.385m)
Offering uPVC double glazed window to the side elevation, the kitchen offers a range of wall and base units with roll edged work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob with brushed steel chimney extractor over. Ideal gas boiler.

Lobby

uPVC double glazed entrance door to the side elevation. Storage cupboard.

Bathroom

4' 11" x 7' 11" (1.502m x 2.416m)
uPVC double glazed window to the rear elevation. Close coupled w.c, pedestal wash hand basin and panelled bath. Splashback tiling. Gas central heating radiator.

First Floor Landing

Access to the two bedrooms.

Bedroom One

13' 8" x 13' 7" (4.156m x 4.148m)
uPVC double glazed window to the front elevation. Gas central heating radiator. Coving to the ceiling. Storage cupboard.

Bedroom Two

11' 3" x 13' 7" (3.436m x 4.145m)
uPVC double glazed window to the rear elevation. Gas central heating radiator.

Outside

The property benefits from gardens to the front and rear elevations. The rear garden has fenced perimeters and enjoys a lawned area complemented with established shrubs, patio area and rear gated access.

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

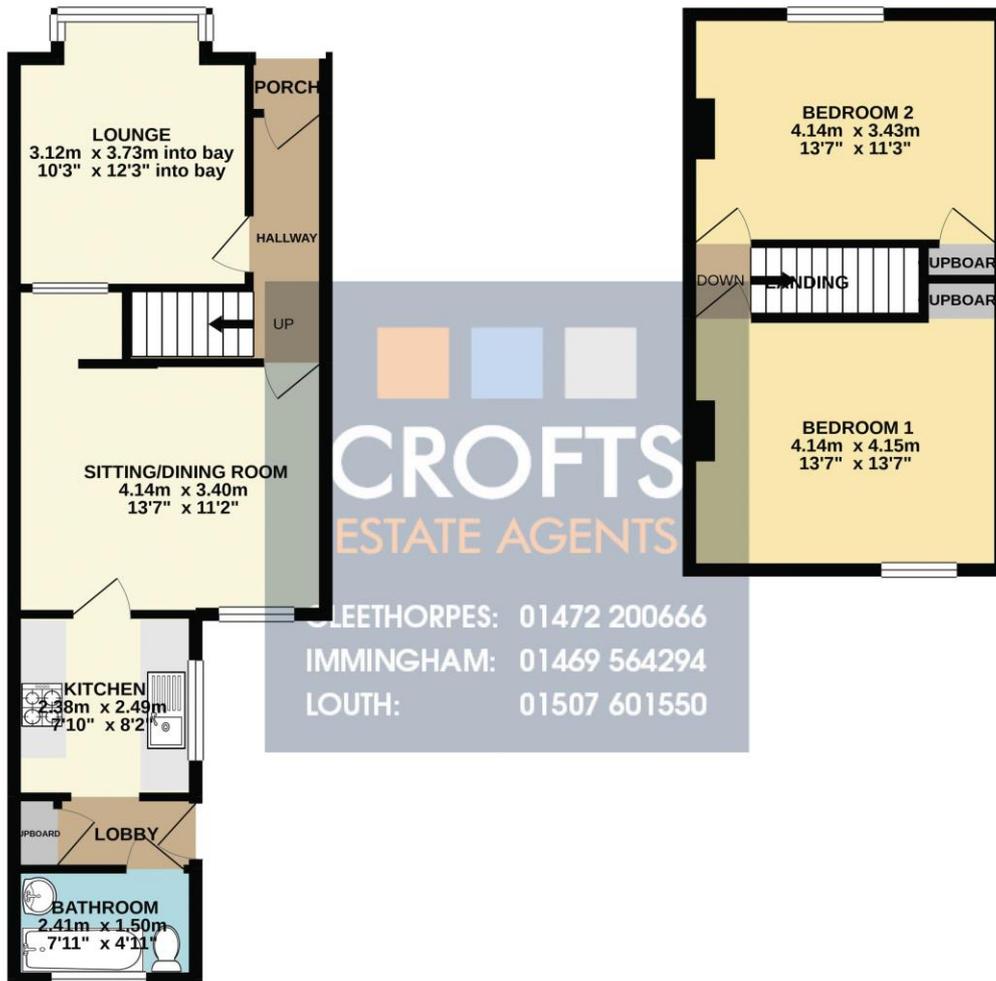
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
44.4 sq.m. (478 sq.ft.) approx.

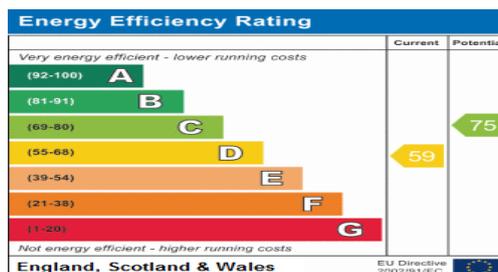
1ST FLOOR
30.9 sq.m. (333 sq.ft.) approx.



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TOTAL FLOOR AREA : 75.3 sq.m. (811 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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