



# CROFTS ESTATE AGENTS

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



## Marshall Avenue

Grimsby  
DN34 4AG

Offers in the Region Of  
£175,000

**IDEAL PURCHASE FOR A YOUNG FAMILY - EXTENDED TO THE REAR -**  
Crofts estate agents are delighted to offer for sale this spacious and modern semi detached property which is located within close proximity to Grimsby town centre. Being located near to many local amenities, schools and also good road links. Internal viewing will reveal the entrance hall, WC, lounge, dining room, sitting room, kitchen, three bedrooms and the superb bathroom. With gardens to the front and rear, a driveway for off road parking and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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**Entrance Hall**

Entering through an entrance porch reveals coving to the ceiling, a radiator and vinyl flooring.

**Lounge**

11' 11" x 11' 2" (3.63m to bay x 3.40m)

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

**Sitting Room**

11' 3" x 13' 3" (3.44m x 4.04m)

The sitting room opens into the dining room with elevation, coving to the ceiling, a radiator and laminate flooring. There is also a cosy burner.

**Dining Room**

8' 11" x 8' 0" (2.73m x 2.43m)

The dining room has bi-folding doors to the rear elevation, a window to the side elevation, coving to the ceiling, a radiator and laminate flooring.

**Kitchen**

11' 3" x 8' 10" (3.42m x 2.69m to widest)

The kitchen has dual aspect windows to the rear and side elevation, door to the rear, coving to the ceiling, a radiator and laminate flooring. There is also a range of fitted units with a sink

and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

**WC**

With a WC and basin.

**First Floor Landing**

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

**Bedroom One**

11' 11" x 11' 2" (3.64m x 3.40m)

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

**Bedroom Two**

11' 3" x 9' 1" (3.44m x 2.76m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

**Bedroom Three**

7' 9" x 9' 5" (2.37m x 2.88m)

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

### **Bathroom**

7' 0" x 6' 0" (2.13m x 1.82m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a heated towel and vinyl flooring. There is also a superb suite with a WC, vanity basin and a Jacuzzi style bath with a glass screen and mains shower over.

### **Secure Outbuilding**

In the rear garden there is a secure outbuilding with electrics.

### **Outside**

With a gated driveway to the front providing off road parking. There is also a low maintenance front garden with established shrubs. The rear garden is again low maintenance and ideal for alfresco dining, enclosed by perimeter fencing and walls.

### **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, 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](http://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](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**

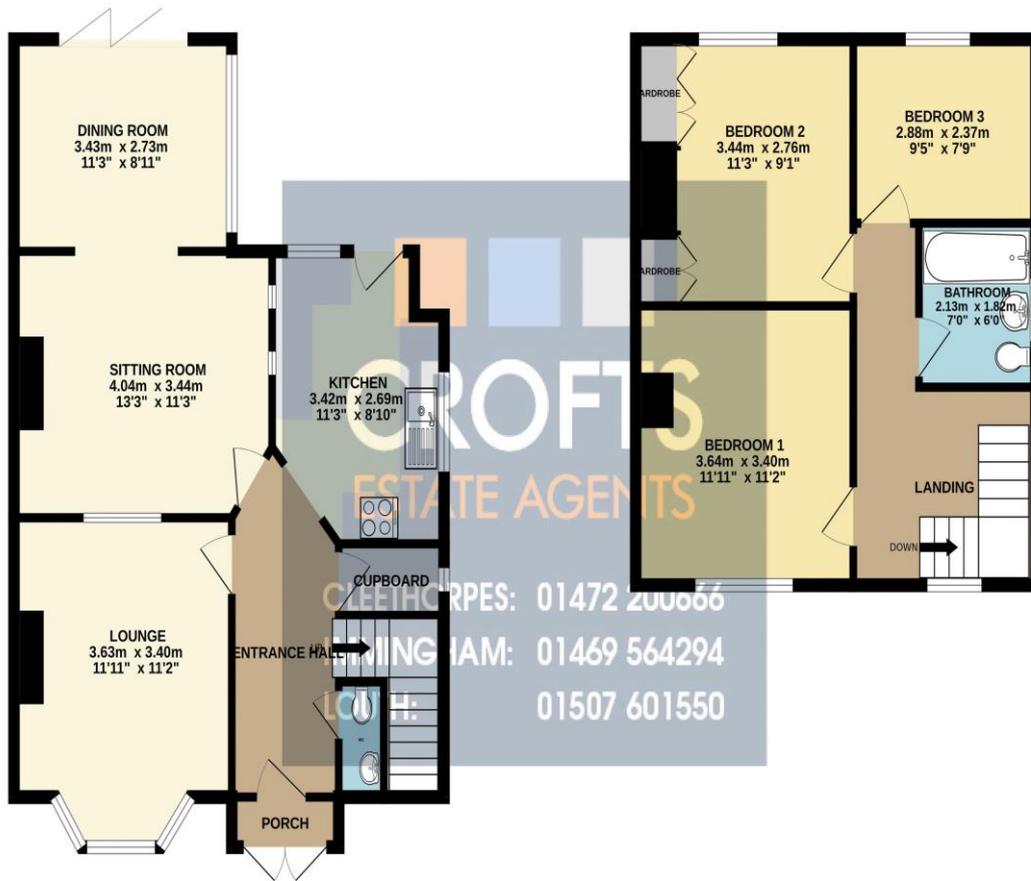
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
57.6 sq.m. (621 sq.ft.) approx.

1ST FLOOR  
43.2 sq.m. (465 sq.ft.) approx.



TOTAL FLOOR AREA: 100.8 sq.m. (1085 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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