



# CROFTS ESTATE AGENTS

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



## Eskdale Way

Grimsby  
DN37 9EB

Offers in the Region Of  
£88,500

Crofts estate agents are delighted to offer for sale this spacious mid terrace property which is located within a popular residential area within the town of Grimsby. Ideal for a first time buyer or someone looking to downsize, this property comes with viewing highly recommended. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, dining room, kitchen, three bedrooms and the bathroom. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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**Entrance Hall**

Entering the property reveals a radiator and laminate flooring. There is also a storage cupboard.

**Lounge**

14' 7" x 9' 8" (4.44m x 2.94m)

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

**Dining Room**

10' 5" x 7' 1" (3.18m x 2.15m)

The dining room has a window to the rear elevation, a radiator and laminate flooring.

**Kitchen**

8' 7" x 8' 7" (2.61m x 2.61m)

The kitchen has a window and door to the rear elevation, laminate flooring and a fitted kitchen with a sink and drainer and plumbing for a washing machine. The kitchen flows into the dining room.

**First Floor Landing**

With a carpeted floor, access to the loft and built in storage.

**Bedroom One**

12' 11" x 8' 2" (3.93m x 2.49m)

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

**Bedroom Two**

12' 2" x 7' 3" (3.70m x 2.22m)

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

**Bedroom Three**

10' 0" x 7' 6" (3.04m x 2.28m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

**Bathroom**

5' 6" x 8' 4" (1.67m x 2.53m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with a glass screen and mains shower over.

**Outside**

The front garden is accessed through a gate with a path to the front door and a lawn. The rear garden is low maintenance with a secure outbuilding and a gate which reveals parking areas for people and is accessed from Service road 21.

### **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 A: 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**

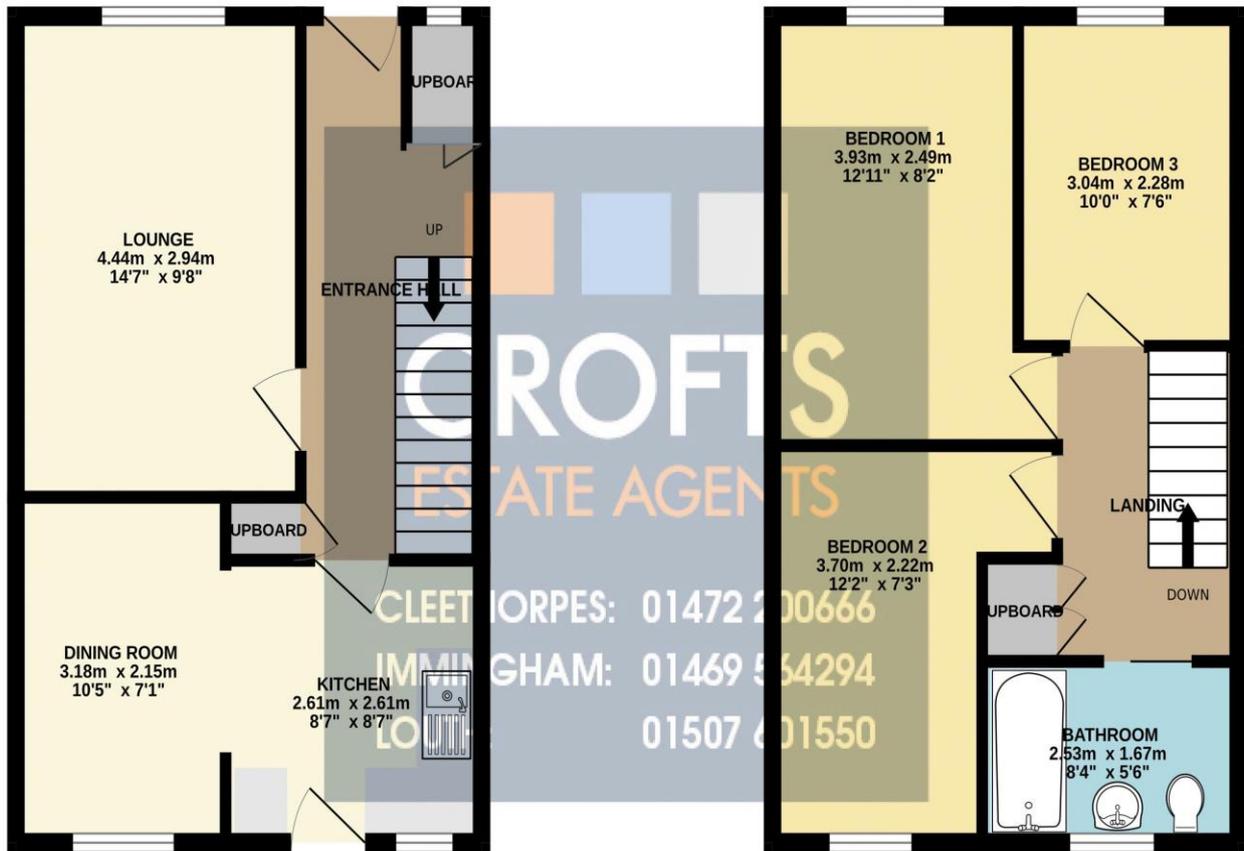
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
36.5 sq.m. (393 sq.ft.) approx.

1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 73.0 sq.m. (786 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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