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



Salsbury Avenue

Grimsby
DN34 4PX

£155,000

Fresh to the market is this superbly presented three bedroom semi detached house. Situated close to transport links and amenities on a quiet Cul-de-sac of only 26 homes this property has undergone substantial works by the current owner to bring the property bang up to date with newly plastered walls, fresh decor, flooring, a full re-wire, new radiators and a new bathroom to name just a few items. Briefly comprising entrance porch and hall, kitchen with pantry and boiler cupboard, spacious lounge, stairs and landing, two double bedrooms, one single bedroom and modern bathroom with shower over. Outside the property boasts tidy front and south facing rear gardens with ample parking on slab driveway leading to detached single garage.

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Porch

2' 0" x 5' 7" (0.60m x 1.70m)

With wood glazed French doors to short porch area with tiled floor.

Entrance hall

13' 1" x 5' 7" (4.00m x 1.70m)

WA lovely entrance hall has wood glazed front door with two frosted side windows, new wood effect vinyl floor, white decor radiator, uPVC window to the side, pendant light and understairs storage.

Lounge

14' 9" x 10' 4" (4.49m x 3.16m)

A good sized lounge has new grey carpet, fresh white walls with coving, uPVC bay window, pendant light, radiator and open fireplace with stone hearth.

Kitchen

8' 7" x 13' 4" (2.61m x 4.06m)

With wood wall and base units to three walls with grey work and stainless steel sink drainer over. There is a gas hob with extractor, electric oven grill, space for washing machine and tall fridge freezer. The room has uPVC door and window to the rear, grey wood effect vinyl floor, white decor, cream splash back tiling, ceiling light and radiator.

Pantry

4' 6" x 2' 7" (1.36m x 0.80m)

A useful storage area with built in shelving and having white walls, wood effect vinyl floor, pendant light and frosted uPVC window.

Boiler cupboard

4' 11" x 2' 7" (1.50m x 0.80m)

uPVC frosted window, grey wood effect vinyl floor, pendant light and built in shelving.

Stairs and landing

The landing and stairs have new grey carpet, white decor, loft access with built in ladders, uPVC frosted window to the side, coving and pendant light.

Bedroom One

12' 1" x 10' 6" (3.69m x 3.20m)

A large double bedroom has new grey carpet, white deco to coving, pendant light, pendant light, uPVC bay window and built in storage.

Bedroom Two

11' 4" x 9' 7" (3.45m x 2.92m)

A second double bedroom has white walls to coving, new grey carpet, pendant light, radiator and uPVC window to the rear.

Bedroom Three

8' 2" x 6' 0" (2.48m x 1.84m)

The smaller single bedroom has white decor, new grey carpet, pendant light, radiator and uPVC window to the front.

Family Bathroom

5' 5" x 6' 4" (1.65m x 1.93m)

The bathroom has a white three piece suite with shower over the bath, white and grey splash back boarding, white tiled walls, new grey wood effect vinyl, frosted uPVC window, chrome towel radiator, ceiling light and second loft access.

Front garden

The front garden is laid to low maintenance slabs with freshly turned over soil borders. The garden has low wall to the front and fence to the side.

Rear garden

The south west facing rear garden has concrete patio with concrete and slab path to the back of the garden. The garden area is laid to freshly turned over soil with timber fenced boundary

Driveway and garage

14' 0" x 8' 6" (4.26m x 2.58m)

Open fronted driveway to slab driveway with gravel edging to detached concrete sectional garage with two windows, wooden traditional opening doors to the front and pedestrian access via second door. The garage has power and light.

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

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We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

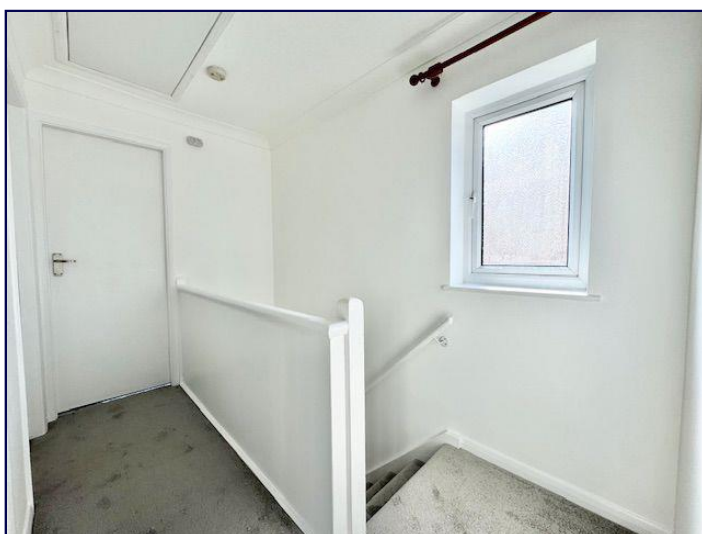
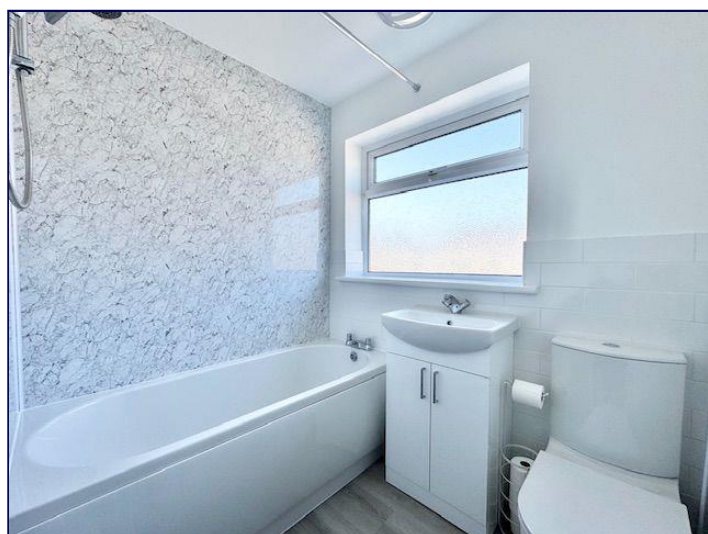
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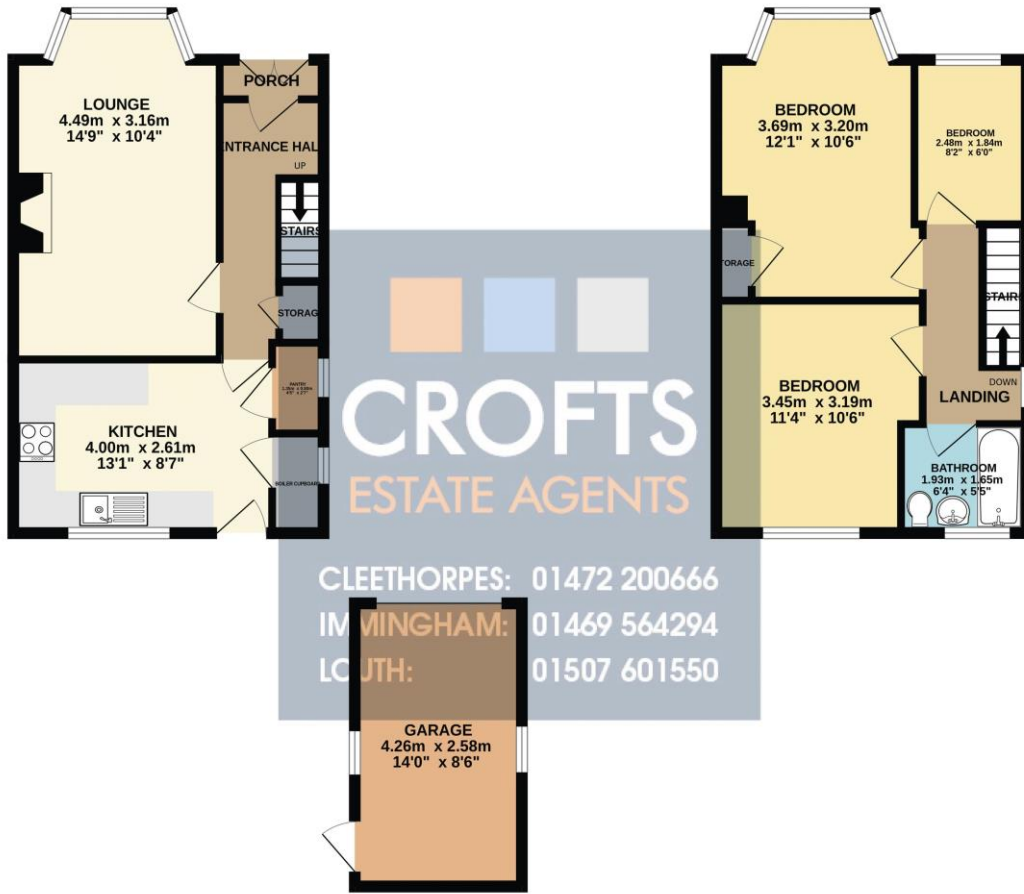
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
46.1 sq.m. (496 sq.ft.) approx.

1ST FLOOR
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA : 81.6 sq.m. (878 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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