



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## Cross Coates Road

Grimsby  
DN34 4QH

£120,000

Crofts are pleased to offer to the market this three bedroom end of terrace which is not only sold with no forward chain on the vendors side but has the added bonus of having off road parking and a detached garage. The property benefits from uPVC double glazing and majority gas central heating, with the accommodation briefly comprising entrance hallway, cloakroom, two reception rooms, kitchen, landing, shower room and three bedrooms. Front and rear gardens, driveway and detached garage.

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#### Entrance Hallway

uPVC double glazed entry door to the front elevation. with two adjoining side glazed and overhead panels. Stairs to the first floor. Central heating radiator. Staircase to the first floor with understairs storage and a cloakroom.

#### Cloakroom

uPVC double glazed window to the side elevation. Partially tiled walls with wall mounted wash hand basin and a close coupled w.c.

#### Lounge

13' 9" into bay x 12' 0" (4.184m x 3.652m)

uPVC double glazed bay window to the front elevation. Central heating radiator. Coving and rose to the ceiling and picture rail to the walls. Gas fire with surround.

#### Dining Room

13' 9" into bay x 11' 0" (4.186m x 3.343m)

uPVC double glazed bay window to the rear elevation. Rose to the ceiling and picture rail to the walls. Central heating radiator. Gas fire with surround.

#### Kitchen

12' 10" x 6' 5" (3.923m x 1.957m) maximums

uPVC double glazed windows to the rear and side elevations. Side entry door. Equipped with one wall and a base unit with work surfacing and sink and drainer, the kitchen is ready for an upgrade

or even creates the possibility to knock through to the dining room subject to permissions and builders survey. Venting for a dryer, plumbing for a washing machine and a gas cooker point. Worcester gas boiler.

#### First Floor Landing

Picture rail to the walls.

#### Bedroom One

11' 6" x 11' 6" (3.495m x 3.511m)

uPVC double glazed window to the front elevation. Picture rail to the walls.

#### Bedroom Two

11' 11" x 11' 6" (3.622m x 3.512m)

uPVC double glazed window to the rear elevation. Central heating radiator. Storage cupboard.

#### Bedroom Three

6' 9" x 6' 0" (2.069m x 1.820m)

uPVC double glazed window to the front elevation. Central heating radiator.



**Bathroom**

6' 7" x 5' 11" (1.995m x 1.806m)

uPVC double glazed window to the side elevation. Central heating radiator. Fitted with a walk in shower area with electric shower, pedestal wash hand basin and a w.c. Tiled splashback.

**Outside**

The property benefits from low maintenance front and rear gardens, along with side driveway and a detached garage.

**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**

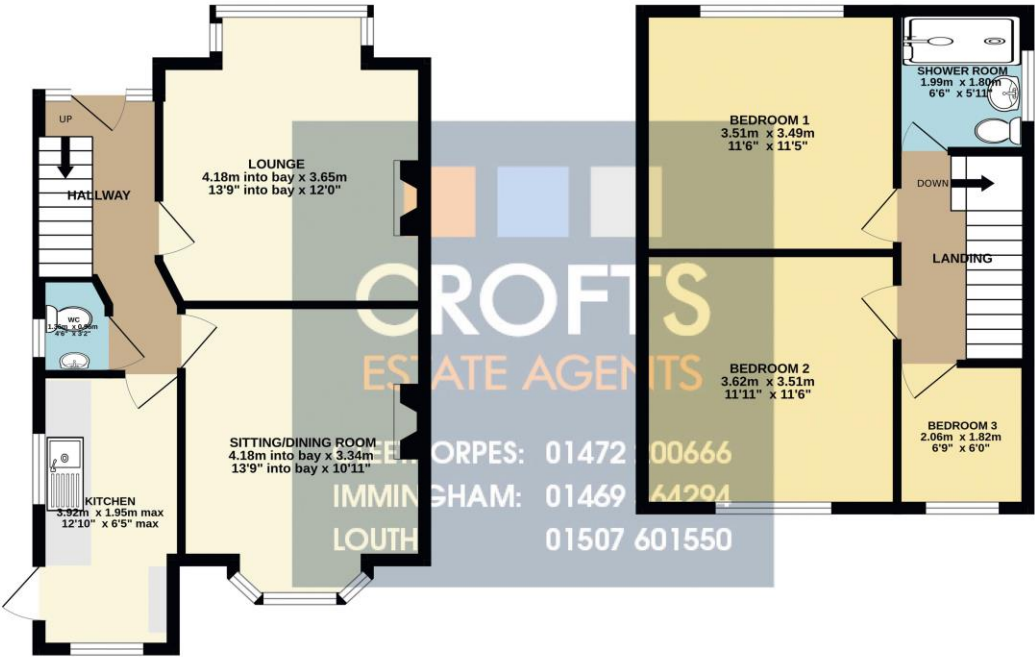
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
40.8 sq.m. (439 sq.ft.) approx.

1ST FLOOR  
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA: 78.3 sq.m. (843 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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