



Beeley Road

Grimsby
DN32 8NJ

**Offers in the Region Of
£129,950**

Coming to the market with NO FORWARD CHAIN is this smartly presented TWO BEDROOM middle terrace house. Situated almost at the end of a long Cul-de-sac, this property makes a superb first or second time purchase or buy to let investment with rents coming in at approximately £725 PCM. Close to the popular resort of Cleethorpes DN35 postcode, the property also is with close proximity to good schooling, both primary and secondary with bus links to Grimsby and Cleethorpes and local amenities. Internally the property briefly comprising a small entrance porch, good sized lounge, spacious kitchen diner, two first floor double bedrooms and bathroom with shower over the bath. Externally and making up the large 0.06 acre plot is a long, well presented rear garden with patio, lawn and three garden sheds with a concrete frontage providing space for up to four cars or having the ability to take a caravan or camper van.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

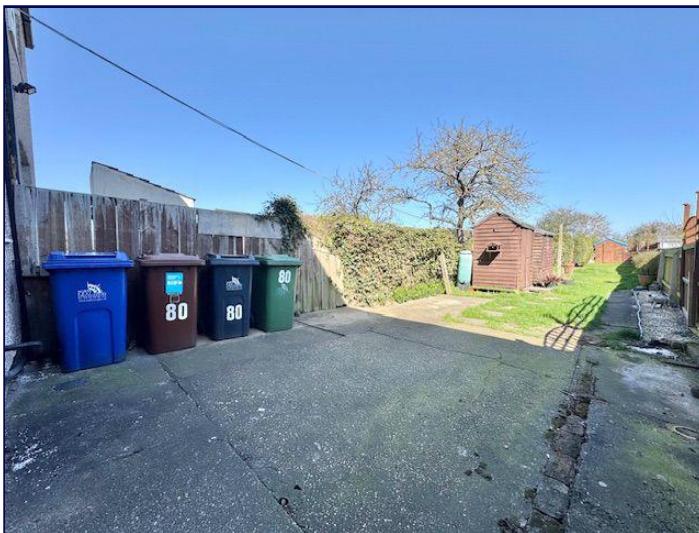
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance porch

2' 0" x 3' 9" (0.60m x 1.14m)

uPVC frosted door with white and grey decor with Minton tiled floor and pendant light.

Lounge

12' 6" x 13' 11" (3.82m x 4.25m)

The spacious lounge has white decor to original coving with lilac painted chimney breast, pale brown carpet, radiator, pendant light and floating uPVC bay window to the front.

Kitchen diner

10' 10" x 10' 9" (3.31m x 3.28m)

A tidy wood kitchen has charcoal worktop and sink drainer, white tiled splash backs, grey tiled floor, uPVC window and glazed door, four down lights, integral appliances including gas hob, extractor and oven grill and space for tall fridge freezer and washing machine. There is under stairs storage and space for dining table and chairs.

Stairs and landing

The stairs and landing have light brown carpet, storage cupboard, white decor, loft access and pendant light.

Bedroom One

12' 7" x 10' 9" (3.84m x 3.28m)

A large double bedroom to the front has grey decor with feature wall, grey carpet, uPVC window, radiator and fan light.

Bedroom Two

10' 11" x 10' 10" (3.34m x 3.29m)

A second double bedroom has grey decor, light brown carpet, uPVC window to the rear, fan light, radiator and built in storage cupboard.

Family Bathroom

9' 0" x 4' 9" (2.74m x 1.46m)

The bathroom has white three piece bathroom suite with shower over bath and folding glass shower screen. The room has splash back tiling, grey wood effect vinyl floor, uPVC frosted window with blind, white decor, extractor and ceiling light.

Rear garden

A large long rear garden has concrete patio area to the rear of the house with timber gate to side alleyway. lawn with fence and mature hedge boundaries and three garden sheds.

Front garden

The front garden is laid to hard standing concrete with fence and hedge boundaries to the sides and open front. There is space for

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approximately four cars. A locked metal gate leads to the rear garden.

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

Free Valuations

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.

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

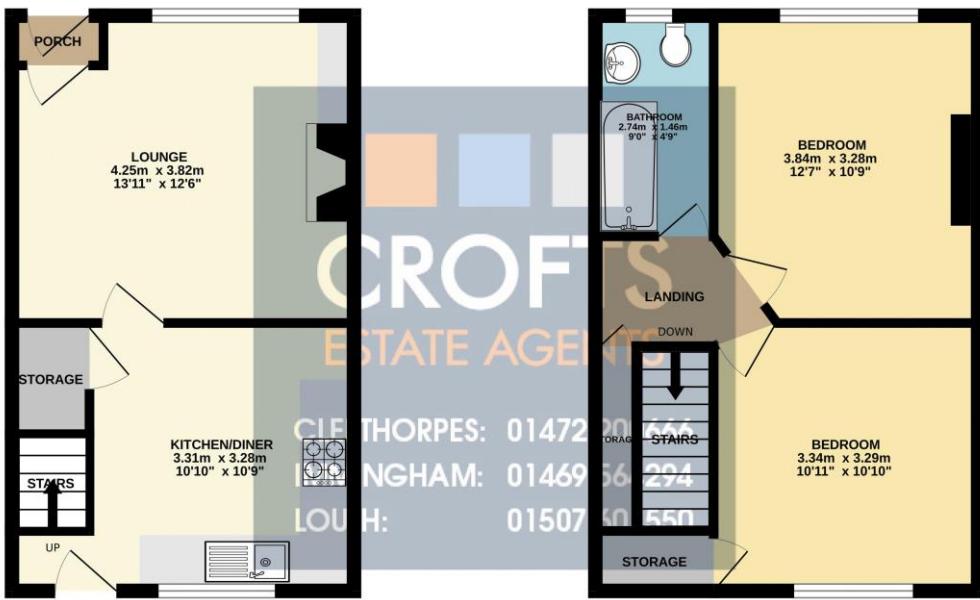
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
29.6 sq.m. (319 sq.ft.) approx.

1ST FLOOR
33.5 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA: 63.1 sq.m. (679 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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