



Fairway
Waltham
Grimsby
DN37 0ND

Offers in the Region Of
£150,000



Crofts estate agents are delighted to offer for sale this semi detached property which is located within the popular village of Waltham. An ideal purchase for a young family, this property is expected to be popular and comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools and the town centres of Grimsby and Cleethorpes are nearby. Internal viewing will reveal the entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms, two being doubles and the bathroom. Externally there are gardens to front and rear with off road parking and the property also benefits from uPVC double glazing and gas central heating.



Entrance Hall

Entering into the property reveals a radiator and laminate flooring.

Cloakroom

5' 10" x 2' 10" (1.77m x 0.87m)

The cloakroom has an opaque window to the side elevation, tiled walls and floor, a WC and vanity basin.

Lounge

10' 11" x 12' 10" (3.32m x 3.92m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

9' 4" x 8' 5" (2.85m x 2.56m)

The dining room has a window to rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

9' 3" x 10' 4" (2.83m x 3.15m)

The kitchen has a window to the rear elevation, a door to the side elevation, a radiator and laminate flooring. There is also a range of fitted units to base and eye level with a sink and drainer, plumbing for a dish washer, an electric oven and electric hob with extractor over.

First Floor Landing

The first floor landing has an opaque window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

Bedroom One

11' 7" x 13' 1" (3.52m x 3.98m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Two

8' 11" x 11' 4" (2.73m x 3.45m)

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

Bedroom Three

7' 0" x 8' 9" (2.13m x 2.66m)

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

Bathroom

5' 5" x 7' 6" (1.66m x 2.28m)

The bathroom has dual aspect windows to the rear and side elevation, fully tiled walls, a heated towel rail and tiled floor. There is a white suite with a WC, basin and a bath with electric shower over.

Outside

To the front it is all block paved with a sloped access to the front and door and off road parking for two vehicles. The rear garden is a fantastic size and ideal for children to play and for entertaining. There is also a superb decked area which is ideal for alfresco dining.

Tenure

Believed to be , 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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

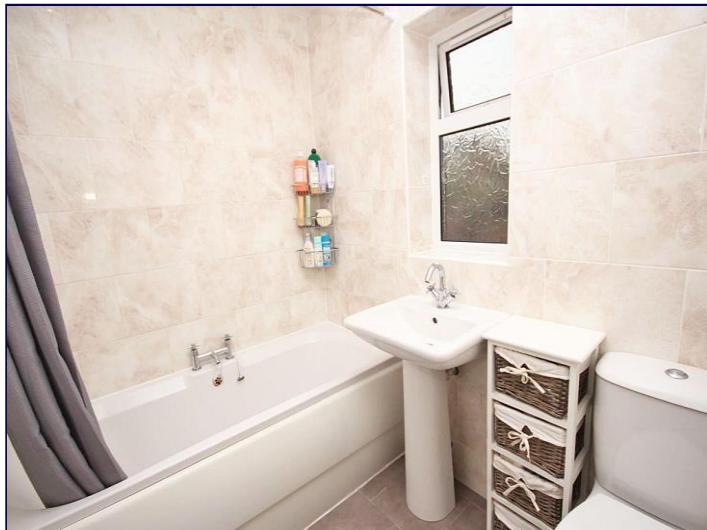
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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
40.2 sq.m. (433 sq.ft.) approx.

1ST FLOOR
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA: 79.8 sq.m. (858 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 illustration 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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