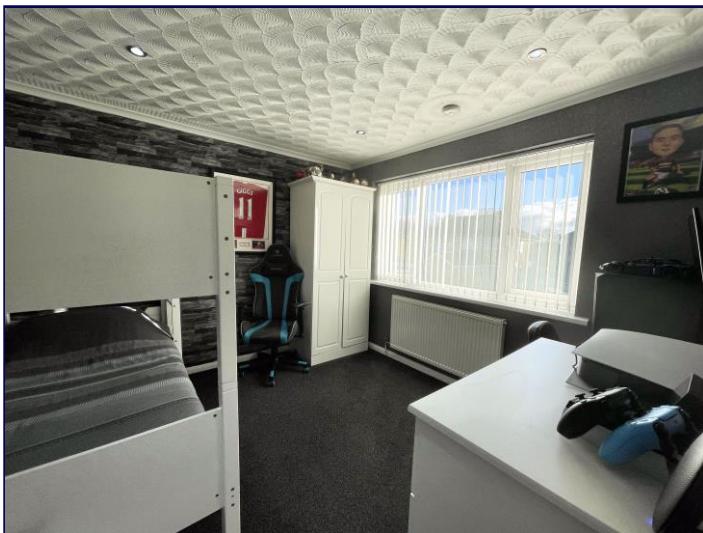


Brookfield Road

Grimsby  
DN33 3LA

Offers in the Region Of  
£184,950

Crofts estate agents are delighted to offer for sale this modern semi detached property which is located within the village of Scartho. Ideal for a family, this property will tick the boxes for many applicants and comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools as well as Grimsby College and Hospital. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, conservatory, WC, three bedrooms and the bathroom. Externally there are gardens to the front and rear with off road parking to the front and the property also benefits from uPVC double glazing and gas central heating.



#### **Entrance Hall**

Entering the property reveals a window to the side elevation, a radiator and laminate flooring.

#### **WC**

The WC has a WC and a sink.

#### **Lounge**

12' 4" x 12' 7" (3.76m x 3.84m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. Double doors then open into the kitchen-diner.

#### **Kitchen/Diner**

9' 5" x 18' 7" (2.87m x 5.67m)

The kitchen-diner has a window to the rear elevation, coving to the ceiling, a radiator and laminate and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob. There are also LED lights in the kickboards and space for a dining table and chairs.

#### **Conservatory**

8' 3" x 9' 7" (2.51m x 2.91m)

The conservatory has tri aspect windows and sliding patio doors to the side elevation.

#### **First Floor Landing**

The first floor landing has a window to the side elevation and a carpeted floor.

#### **Bedroom One**

11' 0" x 11' 9" (3.36m x 3.58m)

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

#### **Bedroom Two**

8' 10" x 10' 5" (2.70m x 3.17m)

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

#### **Bedroom Three**

7' 5" x 8' 11" (2.26m x 2.71m)

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

#### **Bathroom**

7' 10" x 7' 11" (2.38m x 2.42m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a bath with a glass screen and a shower over.

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## Outside

With a block paved frontage providing off road parking and then a gate opens to reveal the rear garden. The rear garden is a good size and enclosed by perimeter fencing with a lawn, established shrubs and a decked area ideal for alfresco dining. There is also an area with artificial grass next to the conservatory which the current owners use to house their hot tub when required.

## 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 : 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

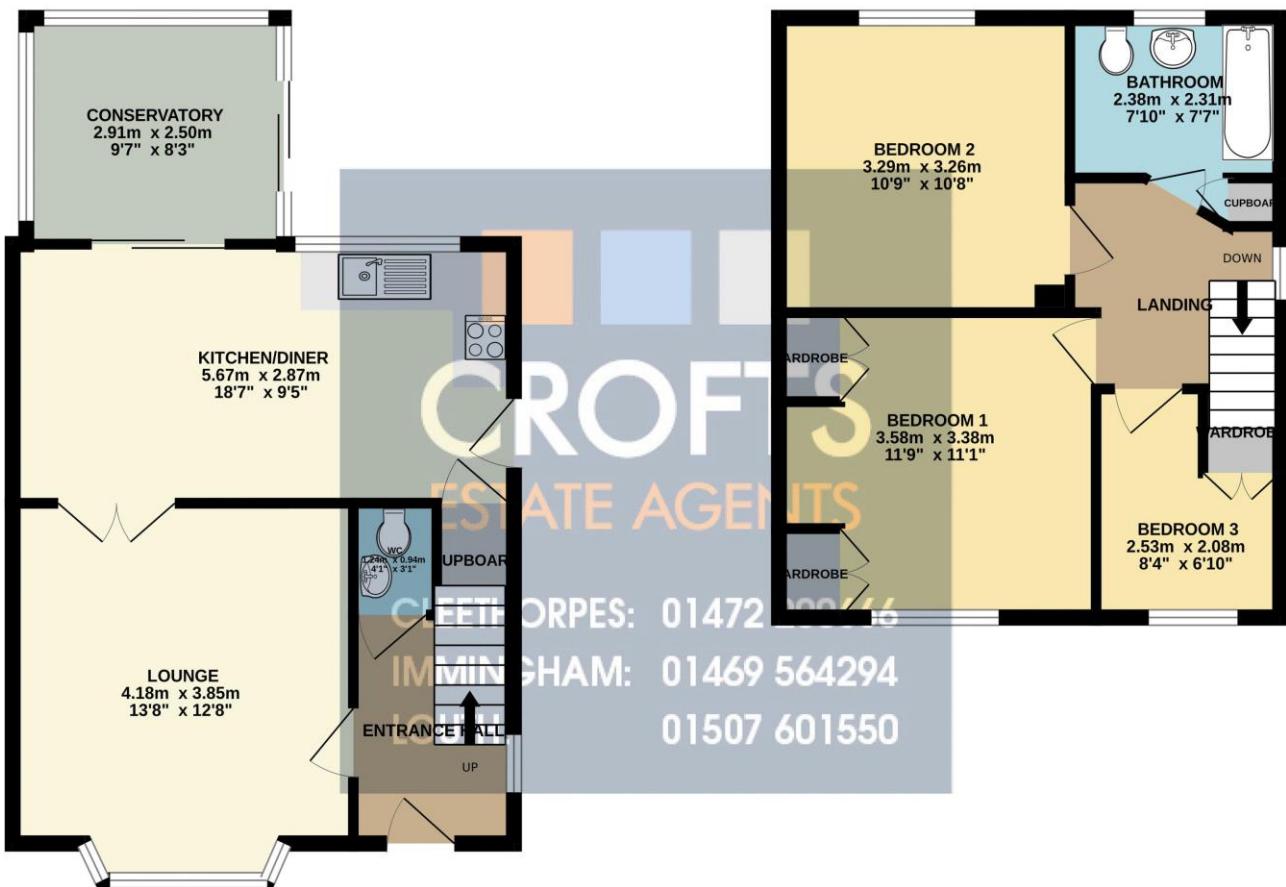
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
45.7 sq.m. (492 sq.ft.) approx.

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



TOTAL FLOOR AREA : 83.2 sq.m. (896 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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