



Abbey Park Road

Grimsby  
DN32 0HS

Offers in the Region Of  
£179,995

UNIQUE PROPERTY- NEAR TO TOWN CENTRE - MAISONETTE - NEW ROOF IN 2023 - A rare opportunity to purchase one of these highly desirable homes which benefits from being located within a highly regarded location near to Peoples Park. A two bedroom maisonette within close proximity to the town centre with a wide variety of local amenities and also schools. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, utility and WC to the ground floor. With two double bedrooms, an en-suite and bathroom to the first floor. With gardens to the front and rear, off road parking. Ideal for a couple/young professional or someone looking for a slower pace and enjoying retirement with the added security of locking up the gates and jetting away. The property would also make a fantastic addition for anyone looking add to their rental portfolio.



## Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a tiled floor.

## Lounge

13' 5" x 13' 11" (4.09m x 4.24m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a cosy burner.

## Dining Room

8' 2" x 11' 0" (2.49m x 3.35m)

The dining room has tri aspect windows, French doors to the rear elevation, a radiator and a carpeted floor.

## Kitchen

11' 8" x 11' 9" (3.56m x 3.58m)

The kitchen has a window and door to the side elevation, coving to the ceiling, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a dish washer and an Island.

## Utility room

6' 7" x 5' 10" (2.01m x 1.78m)

The utility room has a radiator, tiled floor, plumbing for a washing machine and fitted units.

## WC

5' 8" x 3' 2" (1.73m x 0.96m)

The WC has a tiled floor, WC and basin.

## First Floor Landing

A great space with coving to the ceiling, a radiator and a carpeted floor.

## Bedroom One

13' 4" x 13' 9" (4.07m x 4.18m)

Bedroom one has two windows to the front elevation, coving to the ceiling, a radiator and wooden flooring.

## En-suite

9' 9" x 3' 3" (2.96m x 0.99m)

The en-suite has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains shower.

## Bedroom Two

11' 10" x 9' 4" (3.60m x 2.85m)

Bedroom two has two windows to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in wardrobe.

## Bathroom

Cleethorpes 01472 200666  
Immingham 01469 564294  
Louth 01507 601550

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6' 10" x 6' 2" (2.09m x 1.87m)

The bathroom has partially tiled walls, a radiator and a tiled floor.

There is also a WC, basin and a bath.

## Outside

With secure gates opening to provide off road parking and a patio area ideal for alfresco dining on a block paved section and also the front garden. The front garden is lovely and private and enclosed with a perimeter fence and has a lawn. The rear garden is low maintenance and has two sheds.

## Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

## Services

All mains services with the exception of mains gas 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 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 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

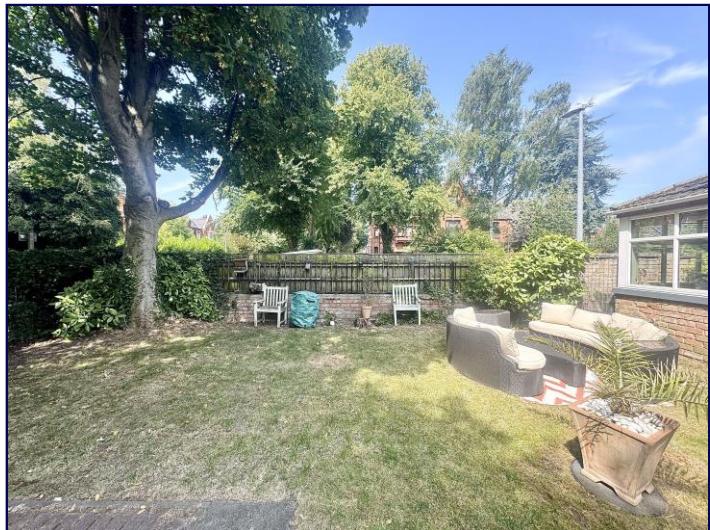
## Property Management

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



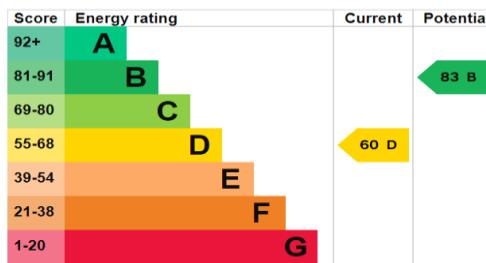
## GROUND FLOOR

## 1ST FLOOR



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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