



# CROFTS ESTATE AGENTS

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



St. Ives Crescent

Grimsby  
DN34 5SL

Offers in the Region Of £148,000

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### Property Introduction

Located on the ever-popular St Ives Crescent in Grimsby, this attractive end-terrace home occupies a generous corner plot and offers well-proportioned accommodation ideal for families, first-time buyers or investors alike. The ground floor is thoughtfully laid out, beginning with a welcoming lounge that provides a comfortable space to relax. This flows through to a dining room, perfect for family meals and entertaining. The kitchen offers ample storage and workspace, complemented by a useful utility room which helps keep everyday living organised. A convenient ground floor WC completes the lower level. To the first floor are three bedrooms, all of good size and offering flexibility for family living, home working or guest accommodation. The family bathroom is fitted with a practical suite, serving all bedrooms with ease. Externally, the property truly stands out, benefitting from a generous corner plot which provides excellent outdoor space and a sense of openness rarely found with terrace homes. The driveway offers off-road parking, adding to the practicality of the property. Situated close to local amenities, schools and transport links, this home combines space, convenience and a desirable location. An early viewing is highly recommended to fully appreciate everything this property has to offer.

### Entrance Hall

Entering the property reveals a radiator and vinyl flooring.

### WC

Off the stairs with an opaque window to the side elevation, a radiator, vinyl flooring and a WC.

### Lounge

12' 4" x 10' 5" (3.76m x 3.18m)

The lounge has a window to the front elevation, a radiator and laminate flooring.

### Dining Room

10' 5" x 8' 10" (3.17m x 2.68m)

The dining room has French doors to the rear elevation, a radiator and laminate flooring.

### Kitchen

10' 4" x 8' 5" (3.16m x 2.56m)

The kitchen has a window to the rear elevation and a modern fitted kitchen with a sink and drainer, dish washer, an electric oven, microwave and a Five ring gas hob.

### Utility room

11' 5" x 11' 4" (3.49m x 3.46m)

The utility room has a door and window to the front, two windows to the rear and plumbing for a washing machine.

### First Floor Landing

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

#### **Bedroom One**

12' 8" x 10' 3" (3.86m x 3.13m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

#### **Bedroom Two**

10' 4" x 10' 1" (3.15m x 3.07m)

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

#### **Bedroom Three**

9' 6" x 7' 1" (2.89m x 2.15m)

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

#### **Bathroom**

5' 6" x 7' 3" (1.67m x 2.22m)

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

#### **Outside**

With a driveway and lawn to the front and a gate leading through to the rear garden. The rear garden is a great size and ideal for a family with a lawn, patio area ideal for alfresco dining and all enclosed by perimeter fencing. There are also three timber sheds.

#### **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.

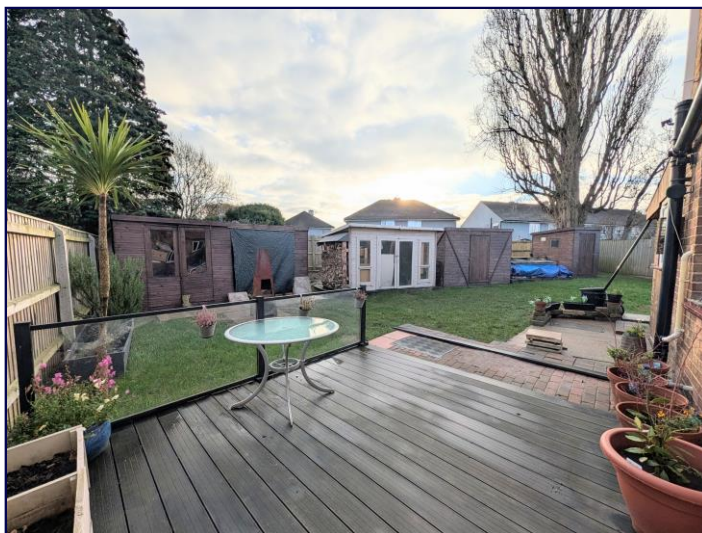
#### **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

#### **Viewings**

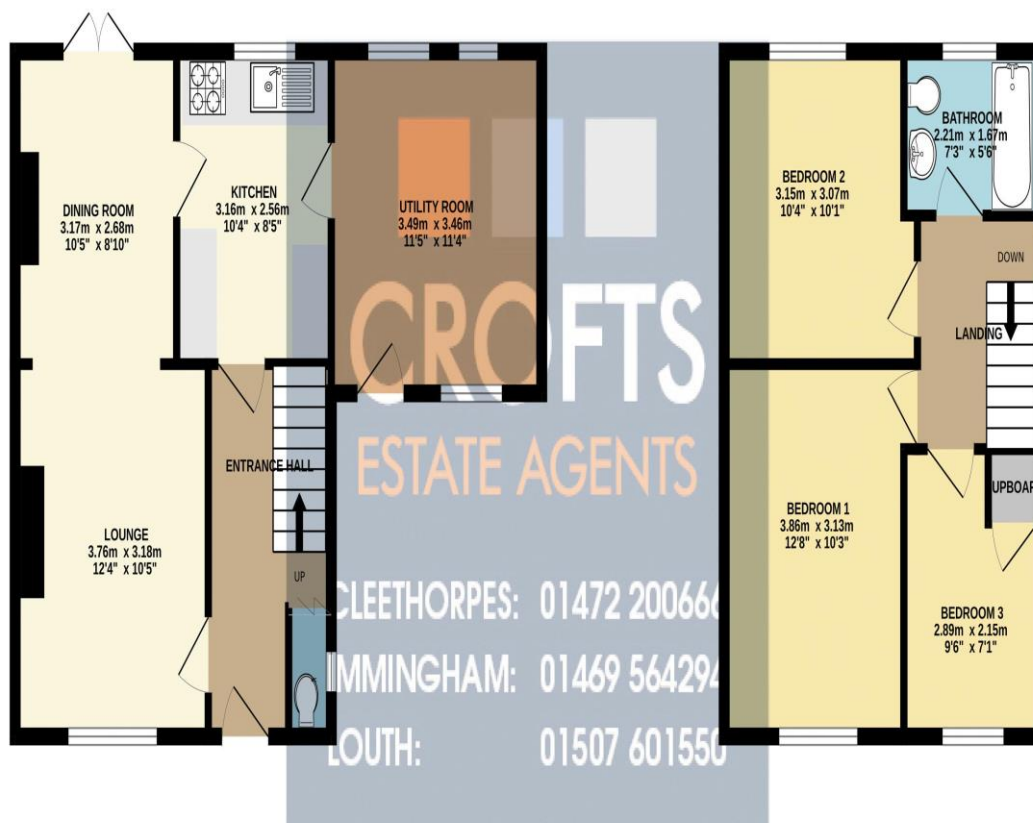
Please contact the relevant marketing office, all viewings are strictly by appointment only please.





GROUND FLOOR  
47.0 sq.m. (506 sq.ft.) approx.

1ST FLOOR  
35.9 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA: 82.9 sq.m. (892 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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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