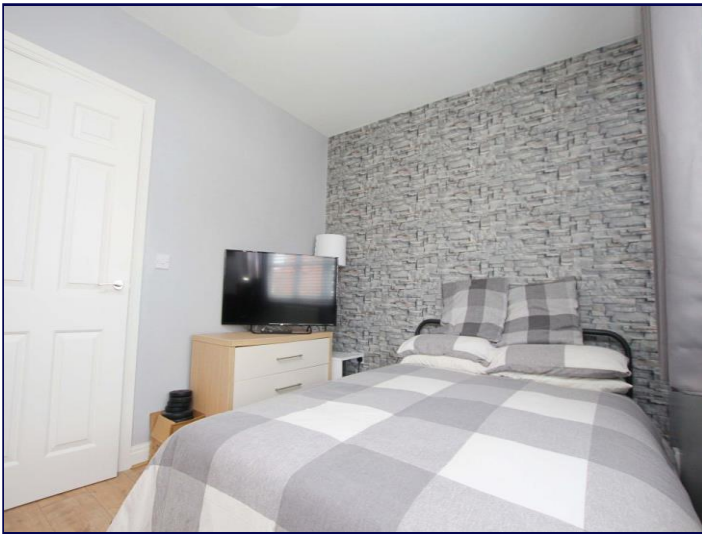




**Poachers Rise
Stallingborough
Grimsby
DN41 8AE**

**Offers in the Region Of
£155,000**

Set within the popular village of Stallingborough and located on a modern development is this stylish two bed mid link home. Ideally suited to a first time buyer or buy to let investor looking to add to their portfolio, this lovely home comes with viewings highly recommended. The village is well served with convenience store, hairdressers and pub/restaurant. Internal viewing will reveal the entrance hallway, lounge with a recently installed log burner, kitchen and WC. To the first floor there are two good size bedrooms and the family bathroom. Externally there is allocated parking for one vehicle and side passage which leads to the low maintenance rear garden.



Lounge

12' 2" x 15' 5" (3.71m x 4.70m)

Benefitting from laminate flooring, modern decor, French doors which open out to the rear garden and a recently installed log burner which is a fantastic focal point to the room.

Kitchen

6' 3" x 10' 0" (1.90m x 3.05m)

This modern kitchen benefits from base and wall mounted units, integral oven with gas hob and extractor above, plumbing for a washing machine, sink with drainer, tiled splashback, LED lighting and uPVC window to the front elevation.

Bedroom 1

10' 9" x 12' 2" (3.27m x 3.71m)

Bedroom one briefly comprises of laminate flooring, modern decor, radiator, coving and uPVC window to the rear elevation.

Bedroom 2

8' 6" x 12' 2" (2.59m x 3.71m)

Bedroom two briefly comprises of laminate flooring, modern decor, radiator, coving and uPVC window to the front elevation.

Bathroom

6' 4" x 7' 3" (1.93m x 2.21m)

The family bathroom comprises of bath with shower above, WC, basin, vinyl flooring, LED lighting, partially tiled walls and radiator.

Externally

Externally there is allocated parking for one vehicle and side passage which leads to the low maintenance 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 B: 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 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.

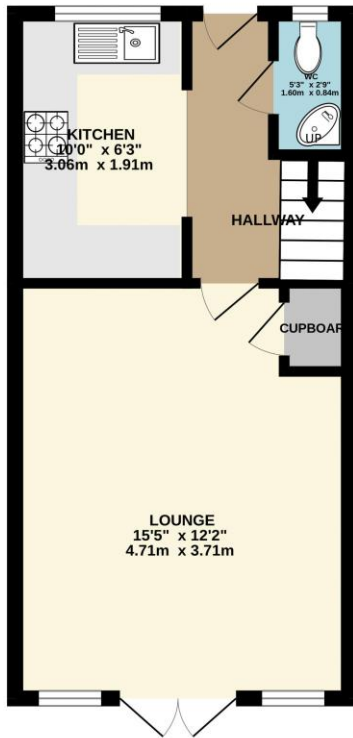
Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

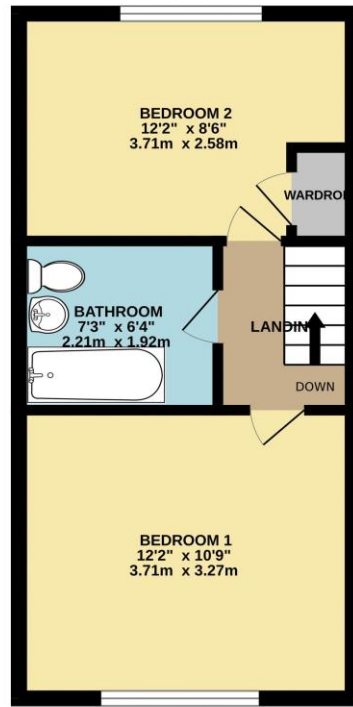
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GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

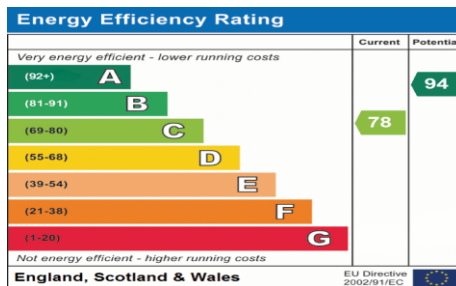


1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) 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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