



CROFTS ESTATE AGENTS

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



Marton Grove

Grimsby
DN33 1JF

Offers in the Region Of
£99,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this semi detached property which is located within a popular residential area within the town of Grimsby. Requiring a scheme of modernisation, but priced to reflect, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools. Internal viewing will reveal the entrance hall, lounge-diner, kitchen, two double bedroom and the bathroom. Externally there is off road parking, a low maintenance frontage and a fantastic sized family friendly rear garden. The property also benefits from majority uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering through the entrance porch into the hall reveals access to the under stairs storage area.

Lounge/Diner

10' 8" x 21' 5" (3.24m x 6.53m)

The lounge-diner has dual aspect windows to the front and rear and a radiator.

Kitchen

8' 6" x 8' 10" (2.58m x 2.68m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side and a range of fitted units with a sink and drainer, gas hob and and an electric oven.

First Floor Landing

With a window to the side elevation, access to the loft and a storage cupboard.

Bedroom One

10' 8" x 14' 9" (3.25m x 4.50m)

Bedroom one has two windows to the front elevation and a radiator. There is also a built in cupboard.

Bedroom Two

10' 3" x 9' 9" (3.13m x 2.98m)

Bedroom two has a window to the rear elevation and a radiator. There is also a built in cupboard.

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

The bathroom has an opaque window to the side elevation, a radiator, a WC, basin and a bath with an electric shower.

Outside

With gates opening to reveal access to the property and also off road parking. The rear garden is a great size and a great plus point, a vast lawn, established shrubs and perimeter fencing. There is also a secure outbuilding and a door providing access from the front to back.

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 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 the relevant office or visit 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

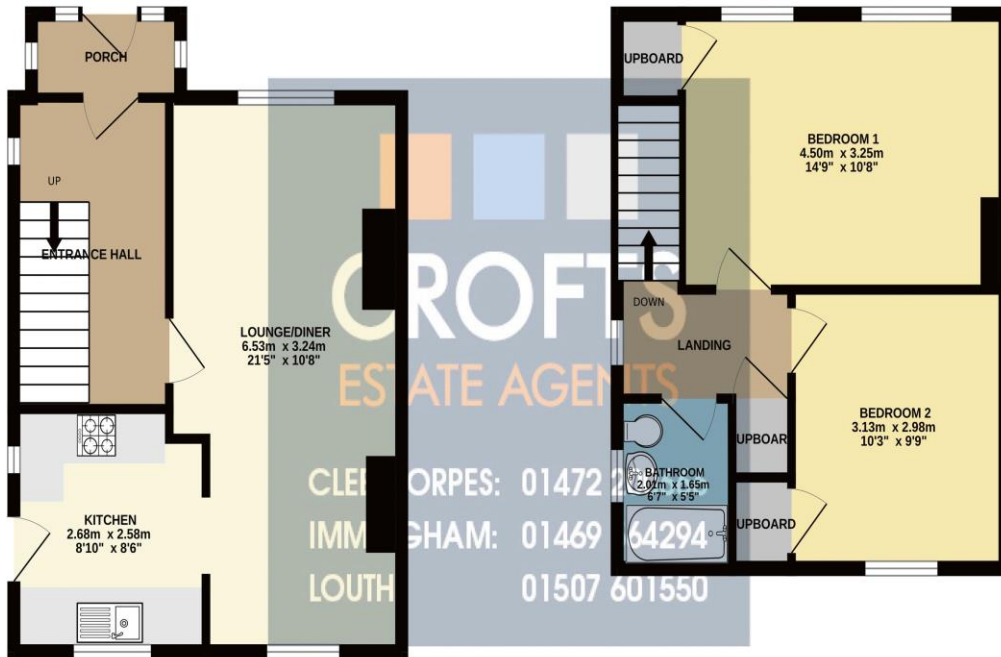
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
36.3 sq.m. (391 sq.ft.) approx.

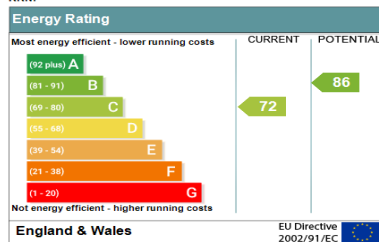
1ST FLOOR
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 71.3 sq.m. (768 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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Address: 4 Marton Grove, GRIMSBY, DN33 1JF
RRN:



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