



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Timberley Drive  
Wybers Wood  
Grimsby  
DN37 9QZ

£184,950

Crofts estate agents are happy to present to the market this well presented three bedroom semi-detached house which is offered for sale with no forward chain on the vendors side. Offering the benefits of gas central heating and uPVC double glazing this lovely home has been well cared for by the current tenants whom are set to leave in October. The property in question briefly comprises entrance hallway, lounge/dining room, kitchen, landing, w.c, bathroom and three bedrooms. Front and rear gardens, driveway and detached storage garage. Viewing is highly advised and is strictly through the agent only please

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

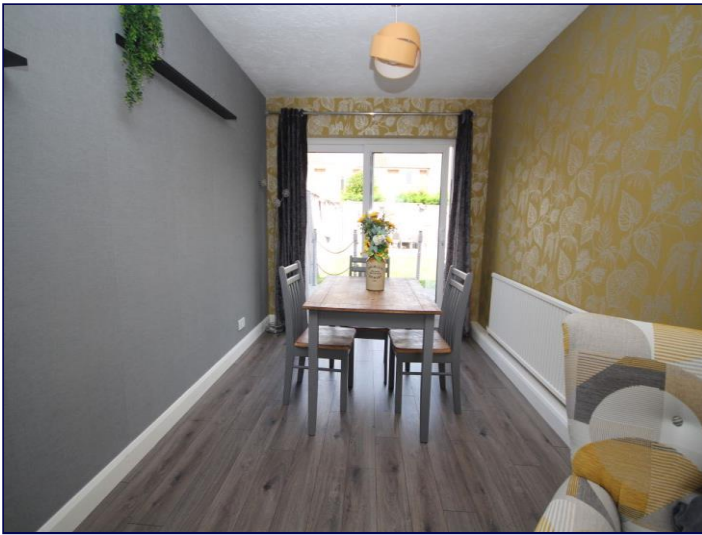
Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

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#### Entrance Hallway

Offering uPVC double glazed entry door to the front elevation with adjoining glazed panel. Dado rail to the walls. Central heating radiator. Staircase with useful understairs storage cupboard.

#### Lounge/Diner

24' 11" x 12' 7" (7.596m x 3.833m) maximums  
Offering uPVC double glazed window to the front elevation and French doors to the rear. Central heating radiators. Fireplace.

#### Kitchen

12' 2" x 10' 0" (3.721m x 3.059m)  
uPVC double glazed window to the rear elevation and uPVC double glazed entry door to the side. Equipped with a range of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring electric hob with brushed steel chimney extractor over. Plumbing for a washing machine. Tiled flooring. Wall mounted Vokera gas boiler.

#### First Floor Landing

uPVC double glazed window to the side elevation. Loft access to the ceiling. Storage cupboard.

#### W.C

5' 8" x 2' 7" (1.739m x 0.780m)  
uPVC double glazed window to the side elevation and fitted with a w.c. Please note that it would be possible to knock the bathroom

and w.c into one, creating a larger bathroom for those wishing to do so.

#### Bathroom

8' 11" x 8' 1" (2.720m x 2.455m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Fitted with a panelled bath with shower over and a pedestal wash hand basin.

#### Bedroom One

13' 8" x 8' 1" (4.171m x 2.463m)  
uPVC double glazed window to the front elevation. Central heating radiator.

#### Bedroom Two

8' 11" x 10' 8" (2.712m x 3.250m)  
uPVC double glazed window to the rear elevation. Central heating radiator.

#### Bedroom Three

10' 6" x 7' 6" (3.194m x 2.289m)  
uPVC double glazed window to the front elevation. Central heating radiator.

### Outside

The property has gardens to the front and rear elevations and driveway creating ample off road parking. The rear garden has lawn and two decked patio areas enabling you to catch the sun throughout the day. Detached storage garage.

### 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](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.

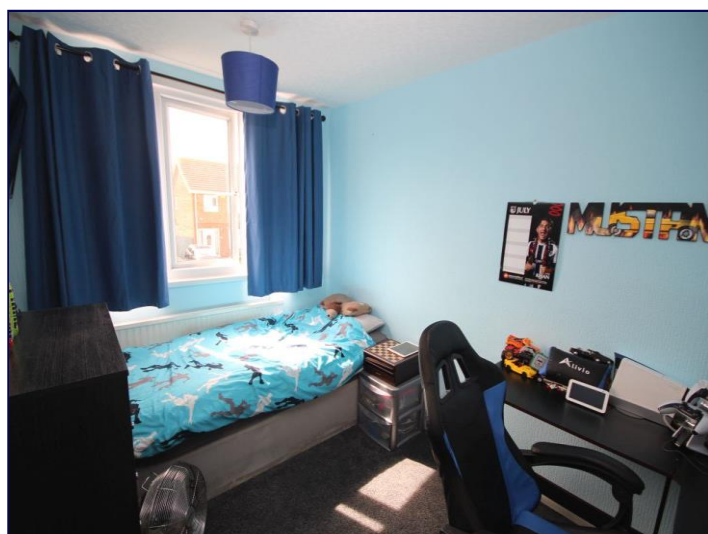
### Property Management

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

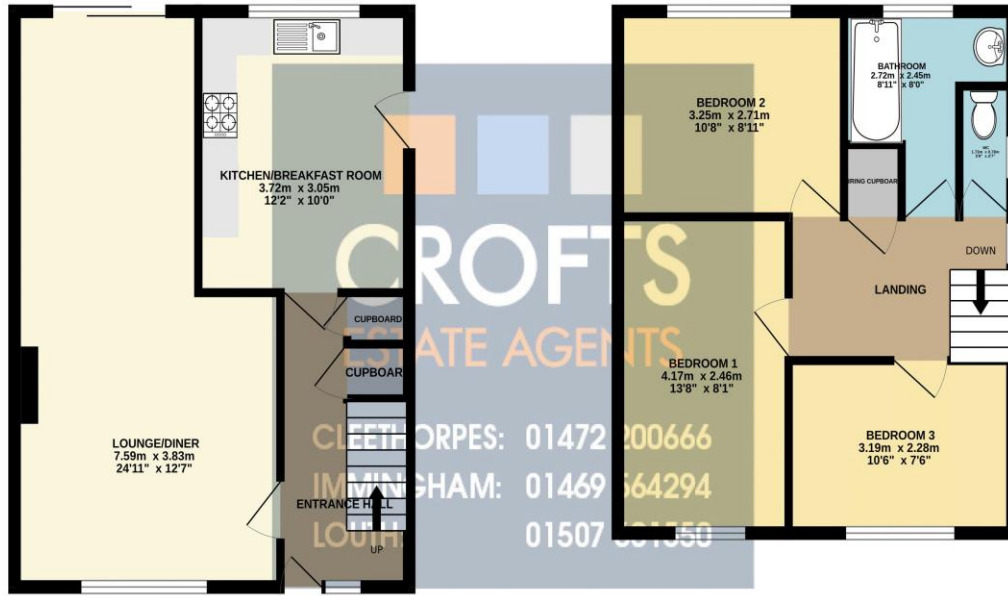
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



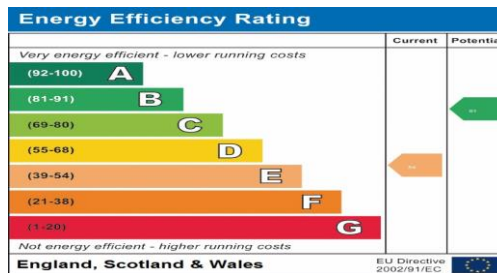
GROUND FLOOR  
42.8 sq.m. (460 sq.ft.) approx.

1ST FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA: 81.8 sq.m. (880 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.  
Made with Metropix 12/2023



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