



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Sorrel Road

Grimsby
DN34 4GB

Offers in the Region Of
£154,950

Crofts estate agents are delighted to offer for sale this delightful semi detached property which is located within a popular area and close to the town of Grimsby. Ideally suited to a young family, this property is expected to be popular and comes with viewing highly recommended. Nearby there are a wide variety of local amenities schools and doctors. Internal viewing will reveal the entrance hall, kitchen, lounge-diner, WC, three bedrooms and the bathroom. Externally there are gardens to the front and rear along with a garage and driveway for off road parking. The property also benefits from uPVC double glazing and gas central heating,

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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals a radiator and a carpeted floor. There is also a built in cupboard.

WC

4' 5" x 8' 10" (1.35m x 2.70m)

The WC has a radiator, vinyl flooring, a WC and a basin.

Lounge/Diner

11' 7" x 15' 11" (3.54m x 4.85m)

The lounge-diner has a window and door to the rear elevation, a radiator and a carpeted floor.

Kitchen

8' 6" x 8' 10" (2.59m x 2.70m)

The kitchen has a bay window to the front elevation, vinyl flooring and a modern fitted kitchen with units to base and eye level with a one and a half sink and drainer and electric oven and hob with an extractor over.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor. There is also access to the airing cupboard.

Bedroom One

10' 10" x 8' 1" (3.31m x 2.46m)

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

Bedroom Two

11' 5" x 6' 10" (3.48m x 2.09m)

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

Bedroom Three

7' 3" x 8' 8" (2.20m x 2.64m)

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

Bathroom

6' 1" x 7' 4" (1.86m x 2.24m)

The bathroom has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with a glass screen and a mains shower.

Garage

The garage has an up and over door and electrics.

Outside

To the front there is a small lawn and a driveway providing off road parking. The rear garden is a good size and is enclosed by perimeter parking with a lawn, paved and decked area ideal for alfresco dining.

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 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

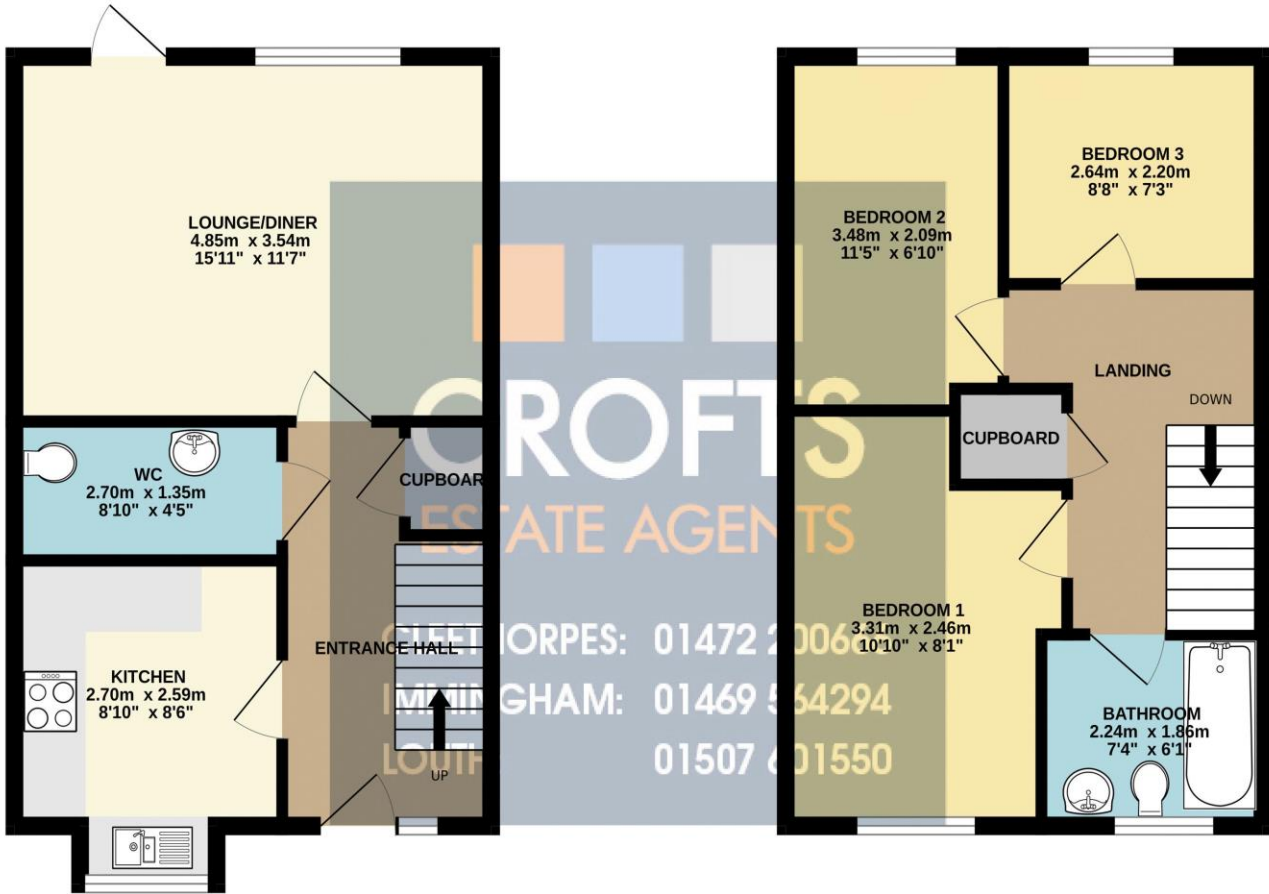
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
37.1 sq.m. (399 sq.ft.) approx.

1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 73.4 sq.m. (790 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 ©2024