



# CROFTS ESTATE AGENTS

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



Millom Way

Grimsby  
DN32 7EJ

Offers in the Region Of  
£110,000

Crofts estate agents are delighted to offer for sale this superbly appointed mid terrace home which is located within the popular town of Grimsby. Ideal for a young family or first time buyer, this property is expected to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and excellent road links. Internal viewing will reveal the lounge, kitchen-diner, WC, three good sized bedrooms and the bathroom. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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### Entrance

Entering the property reveals a window to the side elevation and a tiled floor.

### Lounge

10' 7" x 15' 8" (3.23m x 4.78m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

### Hall

With access to a storage cupboard, coving to the ceiling, a radiator and laminate flooring. There is also a door to the rear garden.

### Kitchen/Diner

18' 6" x 9' 3" (5.64m x 2.81m)

The kitchen-diner has a window to the rear elevation, a heated towel rail and laminate flooring. There is also a superb fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric oven and induction hob with an extractor over. There is also a breakfast bar and space for a sofa or table and chairs.

### WC

With an opaque window to the rear elevation, tiled flooring, a WC and vanity basin.

### First Floor Landing

With access to the loft, two storage cupboards and a carpeted floor.

### Bedroom One

13' 4" x 9' 7" (4.07m x 2.93m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Two

12' 7" x 8' 9" (3.84m x 2.67m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Three

8' 8" x 6' 8" (2.64m x 2.03m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bathroom

5' 7" x 6' 11" (1.71m x 2.12m)

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

### Outside

The frontage is enclosed by perimeter fencing with a gate for access and a lawn with a path through the centre. The rear garden is again enclosed with perimeter fencing, a gate to the rear and is low maintenance with a large decked area ideal for alfresco dining. There are also two secure outbuildings.

### 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](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.

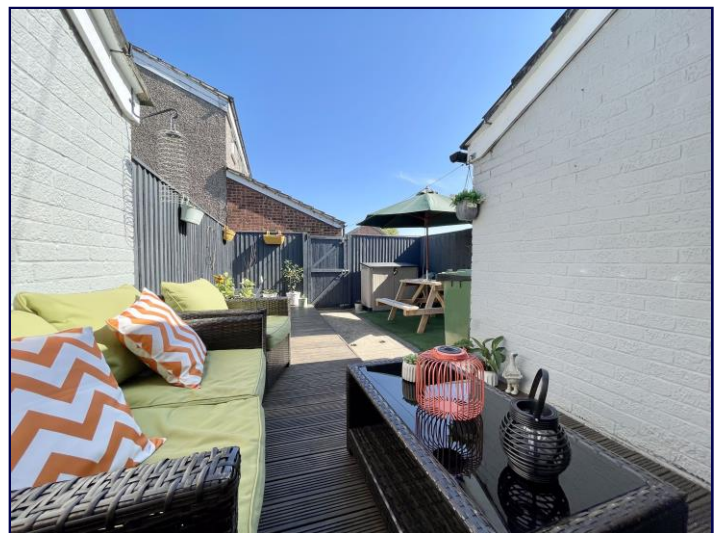
### Property Management

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  
45.6 sq.m. (491 sq.ft.) approx.

1ST FLOOR  
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA: 87.9 sq.m. (946 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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