



CROFTS ESTATE AGENTS

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



Frobisher Avenue

Grimsby
DN32 8JA

Offers in the Region Of
£149,500

Crofts estate agents are pleased to offer for sale with NO FORWARD CHAIN this spacious semi detached property located within the ever popular Old Clee area. Ideal for a young family this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools for children of all ages. Internal viewing will reveal the entrance hall, lounge, dining room and kitchen all to the ground floor. To the first floor there are three bedrooms, two being doubles and the shower room. Externally there are gardens to the front and rear with off road parking through the gated driveway and a garage. The property also benefits from 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 Porch

Entering through the entrance porch reveals the hall with an opaque window to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also storage under the stairs.

Lounge

19' 5" x 10' 11" (5.93m x 3.34m)

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

Dining Room

10' 11" x 8' 11" (3.32m x 2.71m)

The dining room has a door to the side, dual aspect windows to the side and rear, a radiator and a carpeted floor.

Kitchen

11' 10" x 7' 4" (3.61m x 2.23m)

The kitchen has a window to the rear elevation, door to the side, coving to the ceiling, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob.

First Floor Landing

With an opaque window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

Bedroom One

9' 11" x 11' 1" (3.03m x 3.38m)

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

Bedroom Two

11' 1" x 9' 1" (3.37m x 2.78m)

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

Bedroom Three

6' 11" x 6' 0" (2.10m x 1.82m)

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

Bathroom

5' 6" x 7' 4" (1.68m x 2.23m)

The shower room has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a walk in shower cubicle with a mains shower. There is also a storage cupboard.

Garage

The garage has doors to the front and a window to the side.

Outside

Enclosed within perimeter fencing, a brick wall and a gate, there is a driveway providing off road parking and a lawn. The rear garden has a further lawn, a patio area and again is enclosed by perimeter fencing.

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

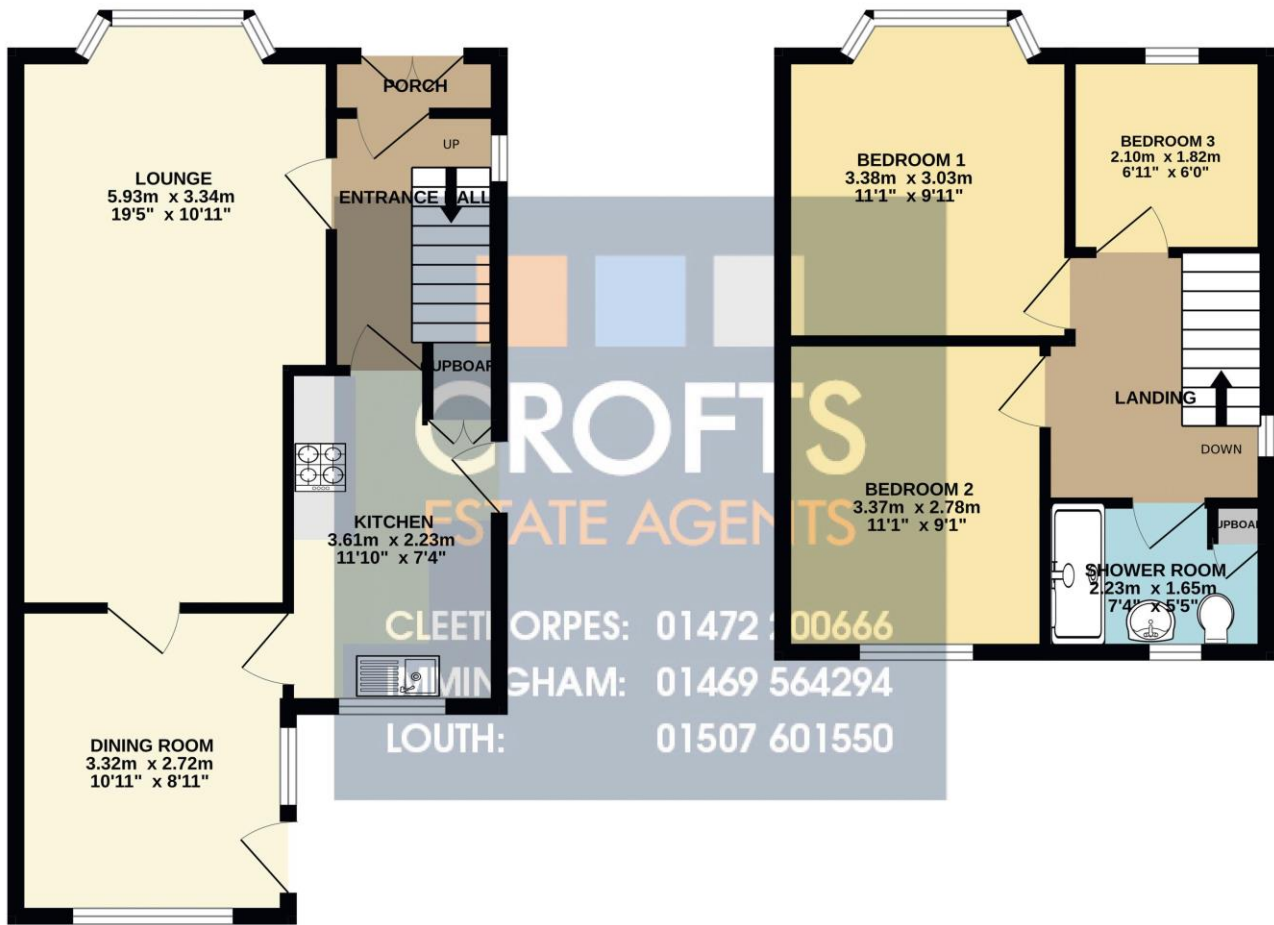
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
42.9 sq.m. (462 sq.ft.) approx.

1ST FLOOR
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 76.3 sq.m. (821 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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