



CROFTS ESTATE AGENTS

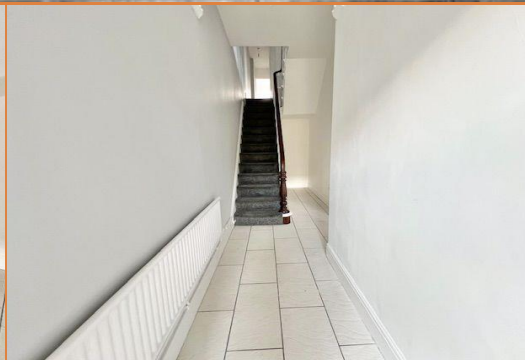
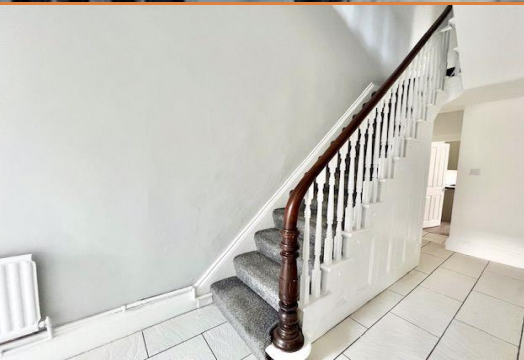
PASSIONATE ABOUT PROPERTY

CLEETHORPES
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IMMINGHAM
01469 564294

LOUTH
01507 601550

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



91 Welholme Road
Grimsby
DN32 0NL

£120,000

Crofts Estate Agents are delighted to present to the market with NO FORWARD CHAIN this modern three bed mid terrace property. The lovely family home is located in the desirable area of Welholme Road, within close proximity to People's park, Grimsby Town centre, many local amenities and transport links. Having been recently renovated to a high standard, this house makes the most perfect family home. This property comprises, entrance hallway, a generously sized lounge, downstairs W/C, an open plan kitchen/dining area with patio doors leading out into the rear garden. The upstairs has three spacious bedrooms, and a modern family bathroom with a separate walk in shower and a free standing bath. To the rear of the property you will find a spacious patio garden, with the front garden being low maintenance. This property benefits from uPVC double glazing and gas central heating throughout. Viewings are highly recommended!

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Lounge

25' 8" x 12' 0" (7.82m x 3.65m)

At the front of the property you will find the spacious lounge, this has been recently redecorated with white walls and a new grey carpet throughout. The front and rear of the room will show UPVC double glazed windows with a central heating radiator under the front window.

Kitchen

16' 9" x 11' 3" (5.10m x 3.43m)

The hallway at the front of the property will guide you to the kitchen, this has been recently refurbished with a modern set of base and wall units and a grey vinyl floor leading from the hallway. A UPVC double glazed window can be found at the side elevation above the matching sink and draining board, to the other side of the room you will find an integrated electric cooker along with an additional space for appliances.

Dining Room

10' 10" x 9' 6" (3.30m x 2.89m)

At the rear of the property can be found an open plan kitchen/diner, new grey vinyl floors follow from the kitchen. At the back of the property you will find a set of patio doors leading out to the patio garden. The dining room has been recently redecorated with white walls and spotlights to add to its modern look.

Hallway

When entering the property from the front porch, you will be led straight to the hallway, this will lead you on your right to the downstairs WC and lounge, and then straight down towards the kitchen/dining area.

Bedroom 1

13' 9" x 12' 3" (4.19m x 3.73m)

At the top of the stairs can be found a floor in which bedroom 1 is situated, this room is extremely spacious with wardrobe space at the side of the room. At the front elevation can be found a UPVC double glazed window.

Bedroom 2

13' 5" x 10' 4" (4.09m x 3.15m)

The first room on your right from the top of the flight of stairs is bedroom 2, this bedroom benefits from a new grey carpeted floor and freshly painted walls and a UPVC double glazed window to the rear of the room.

Bedroom

9' 6" x 6' 10" (2.89m x 2.08m)

Bedroom 3 can be found straight on from the flight of stairs and along the landing, this bedroom also benefits from newly carpeted floors and a UPVC double glazed window.

3

Bathroom

13' 3" x 6' 11" (4.04m x 2.11m)

On the second floor of the property, the first room on your right coming up the flight of stairs is where the bathroom is located, this bathroom benefits from a UPVC double glazed window to the side of the property. This modern looking bathroom benefits from freshly painted white walls with a white tiled feature wall, and grey vinyl flooring throughout. This room has a free standing bath and a separate shower, with a matching two piece set of a wash basin and WC.

Downstairs WC

6' 6" x 3' 4" (1.98m x 1.02m)

A downstairs WC can be found on the ground floor of the property, this benefits from a two piece set of a wash basin and WC and a UPVC double glazed window to the side elevation.

Rear Garden

The rear garden is laid to slab with raised brick borders, gate to rear alleyway and a combination of brick and timber fence boundaries.

Front garden

Concrete path to front door, gravel gardens with wall boundary and iron gate to the street.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

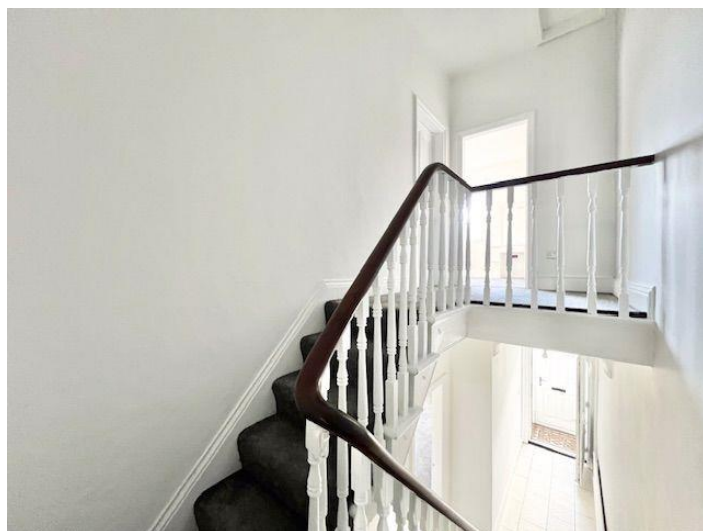
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and 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

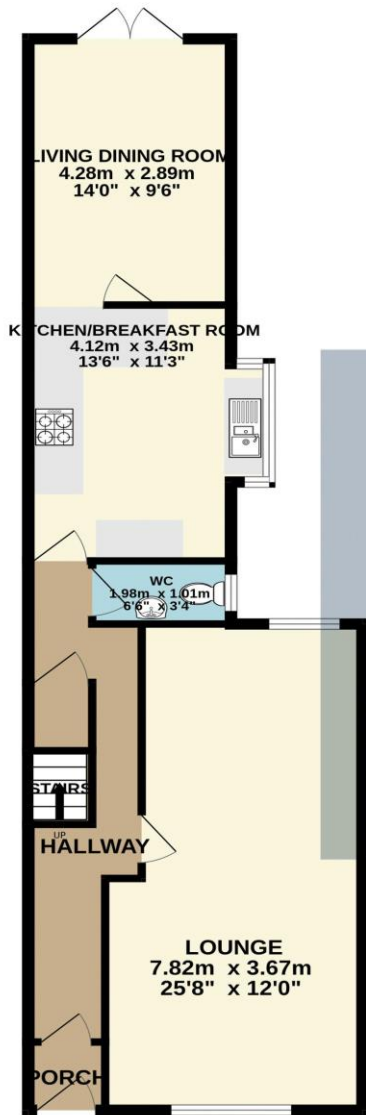




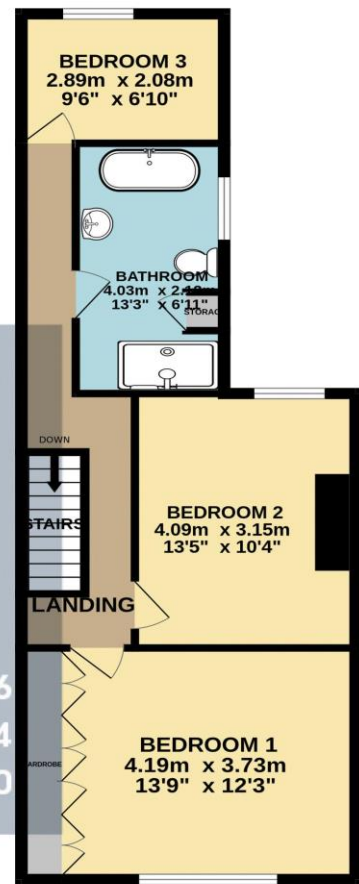
OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
65.5 sq.m. (705 sq.ft.) approx.



1ST FLOOR
54.2 sq.m. (583 sq.ft.) approx.



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TOTAL FLOOR AREA : 119.7 sq.m. (1288 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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