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



118 Willingham Street
Grimsby
DN32 9PU

Offers in the Region Of
£59,950

Coming to the market with NO FORWARD CHAIN is this three bedroom mid terrace house. The property stands close to amenities and transport links and is only a short walk from Grimsby Town Centre. The property briefly comprises lounge, sitting room, kitchen diner to the ground floor, stairs and landing to first floor where there are three bedrooms and family bathroom. The property makes a good investment and is ideal for either a first time buyer or buy to let landlord looking to add to their portfolio. This property would achieve £100 per week rental income. Outside the property has front garden and larger rear garden with large timber shed to the back.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Lounge

11' 10" x 13' 3" (3.60m x 4.03m)

The lounge has uPVC window and frosted uPVC door to the front, neutral carpet and decor to coving, pendant light and radiator.

Dining room

11' 10" x 13' 3" (3.61m x 4.04m)

The sitting room has cream decor, neutral carpet, uPVC window to the rear, pendant light and radiator.

Kitchen breakfast room

15' 5" x 7' 5" (4.71m x 2.27m)

The kitchen breakfast room has white units to wall and base with stainless steel sink drainer, wood effect roll top work tops, space for range cooker, washing machine and good sized dining table and chairs. two uPVC windows to the rear and side, uPVC frosted door, black carpet, neutral decor, radiator and ceiling light,

Stairs and landing

The stairs and landing have cream decor, grey carpet, two pendant lights and storage cupboard.

Bedroom One

11' 10" x 13' 3" (3.60m x 4.03m)

Bedroom one has cream decor, grey carpet, uPVC window to the front, radiator and pendant light.

Bedroom Two

8' 11" x 10' 8" (2.72m x 3.25m)

With cream decor, grey carpet, uPVC window, pendant light and radiator.

Bedroom Three

7' 0" x 7' 7" (2.13m x 2.32m)

The small bedroom has grey carpet, cream decor, radiator, wall light and uPVC window to the rear.

Family Bathroom

6' 6" x 4' 5" (1.98m x 1.34m)

The bathroom has matching white three piece bathroom suite with white splash back tiling, vanity sink, grey wood effect vinyl floor, wall, light, cream decor, and frosted uPVC window.

Rear garden

A good sized rear garden has concrete patio and path down the garden to large garden shed. The garden area is left to soil with a planted border to one side. The garden has a wall and fence boundary.

Front garden

A small front garden has concrete path to the door, walled garden, iron gate to pavement, large tree and soil border.

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

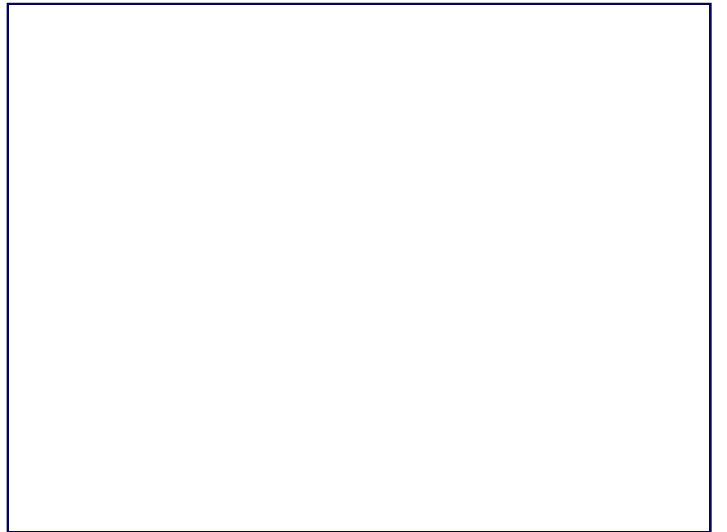
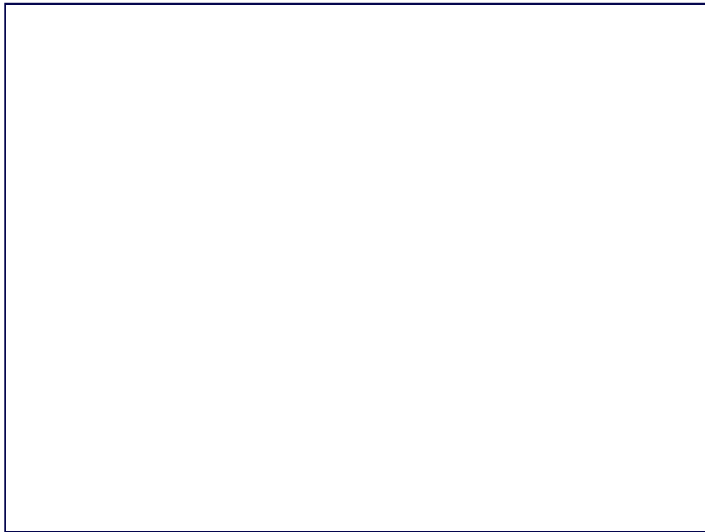
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

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
41.7 sq.m. (449 sq.ft.) approx.

1ST FLOOR
42.9 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA : 84.6 sq.m. (911 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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