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



Clifton Road

Grimsby
DN34 4QN

Modern and stylish terrace property near to Grimsby town centre. Ideal for a first time buyer or buy to let investor. Low maintenance gardens to the front and rear with a secure outbuilding which could be a home bar or place to work. With an entrance hall, dining room, lounge, kitchen, WC, three bedrooms and bathroom. Nearby to a wide variety of local amenities and schools and benefitting from uPVC double glazing and gas central heating.

Offers in the Region Of
£124,950

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 :

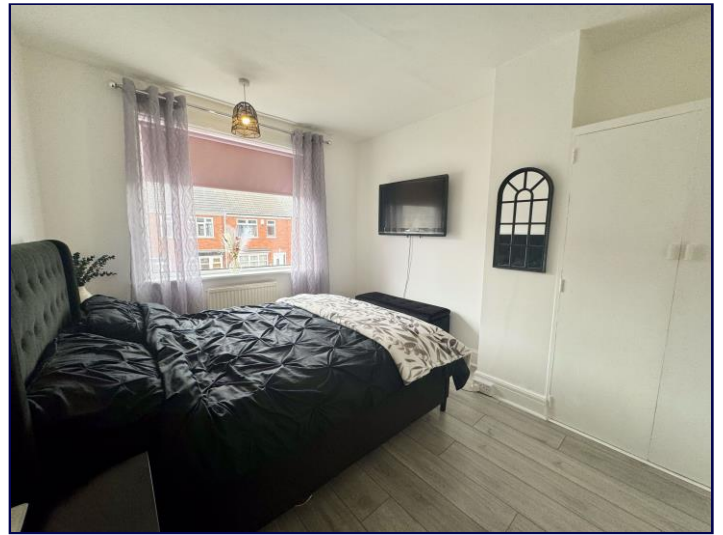
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance Hall

A welcoming fresh looking hallway has frosted wood door and five light paneled glazed windows into the hall, grey decor, radiator, grey wood laminate floor, original plate rail, pendant light and stairs to first floor.

Dining Room

11' 5" x 10' 0" (3.47m x 3.05m)

The current owners have their dining room to the front of the property which has traditional uPVC glazed bay to the front, grey decor with feature wall up to picture rail, decorative ceiling plaster, grey wood laminate flooring, radiator and pendant light.

Lounge

10' 10" x 15' 7" (3.3m x 4.76m)

The lounge is the biggest room of the house spanning the full width and has uPVC window to the rear, grey wood laminate flooring, grey decor with feature wall to coving, pendant light with ceiling rose, under stairs storage and radiator.

Kitchen

12' 8" x 8' 0" (3.86m x 2.43m)

A modern kitchen has light grey wall and base units to three sides of the room with grey wood effect work tops, splash back returns and grey sink drainer over. There is a gas hob with extractor over, oven grill, low level integral fridge and space for washing machine. The room has uPVC window to the side and uPVC frosted door to

the rear, grey wood laminate floor, grey decor, radiator and four way ceiling light.

WC

With an opaque window to the rear elevation and a WC.

First Floor Landing

The stairs and landing have grey carpet, grey and white decor, pendant light and loft access.

Bedroom One

11' 0" x 10' 1" (3.36m x 3.07m)

The main bedroom has a range of sliding wardrobes to one side, brown carpet, grey decor with feature wall, uPVC window with blind, radiator and pendant light.

Bedroom Two

11' 5" x 9' 6" (3.47m x 2.90m)

The second double bedroom has uPVC window to the front with blind, grey wood laminate flooring, pink decor, radiator, built in storage and pendant light.

Bedroom Three

7' 6" x 5' 9" (2.29m x 1.75m)

A single room currently used as an office has uPVC window to the front with blind, pink decor to original coving, neutral carpet, pendant light and radiator.

Bathroom

5' 7" x 5' 2" (1.7m x 1.57m)

The family bathroom has white vanity sink and WC with matching white bath having shower over bath and glass shower screen. The room has white/grey sparkly aqua boarded splash backs to the walls, frosted uPVC window with blind, tile effect vinyl flooring, pink décor, ceiling light, chrome towel radiator and extractor fan.

Outbuilding

11' 5" x 10' 0" (3.47m x 3.05m)

The outbuilding is well constructed out of brick with insulated and corrugated roof, uPVC window and frosted door to the front, matted flooring suitable for a gym with power and light and its own fuse box. The room is ideal for a gym, workshop or salon or such likes.

Rear Garden

A low maintenance south facing rear garden has slab patio and path to rear gate with the garden area being laid to artificial grass. The garden is private and secure with 6' fencing to the sides with timber gate to rear alley way.

Front garden

The front garden has the ability to create off road parking. With low timber fencing to both sides.

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

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.

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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.

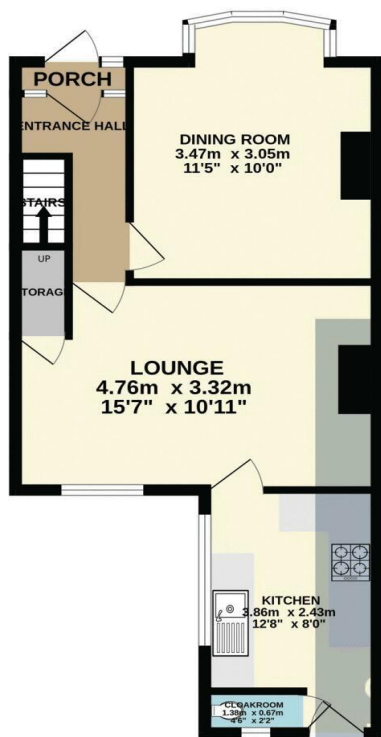
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With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages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

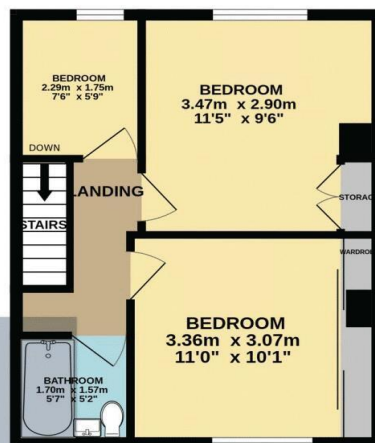
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GROUND FLOOR
54.7 sq.m. (589 sq.ft.) approx.



1ST FLOOR
34.1 sq.m. (367 sq.ft.) approx.



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TOTAL FLOOR AREA : 88.8 sq.m. (956 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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