



CROFTS ESTATE AGENTS

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



Halton Way

Grimsby
DN34 5EU

£166,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this extended semi detached bungalow which is located within the town of Grimsby. Ideal for same looking to downsize, this property offers more than meets the eye with a delightful and spacious rear garden and spacious internal living areas. Nearby there are benefits from many local amenities and also close proximity to Grimsby town centre. Internal viewing will reveal the hallway, spacious lounge, kitchen-diner, two double bedrooms and the modern shower room. Externally there are gardens to the front and rear with ample off road parking and a detached garage. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance Hall

Entering through a small porch reveals the hall with access to the loft, a radiator and bare walls ready to be decorated.

Lounge

15' 5" x 11' 6" (4.70m x 3.50m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also recently installed gas fire within a feature brick surround.

Kitchen/Diner

22' 5" x 8' 4" (6.83m x 2.53m)

The kitchen-diner has tri aspect windows, a door in to the the side porch which opens into the rear garden, a radiator and a carpeted floor. There is also a fitted kitchen with plenty of units and counter tops, a one and a half sink and drainer, Rayburn oven and built in storage cupboards ideal as a pantry and storage.

Bedroom One

12' 7" x 10' 11" (3.83m x 3.33m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

Bedroom Two

8' 4" x 9' 10" (2.55m x 2.99m)

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

Shower Room

6' 6" x 5' 6" (1.97m x 1.68m)

The shower room has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a walk in shower with a mains shower,

Garage

With an up and over door, window to the side and an outbuilding to the rear.

Outside

Gates open to reveal access to the property with off road parking on the driveway, a low maintenance front garden with established shrubs and further gates open to the rear garden. The rear garden has a lawn, patio area ideal for alfresco dining, established shrubs and a pond, all enclosed by perimeter fencing. There are also two green houses and a shed.

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.

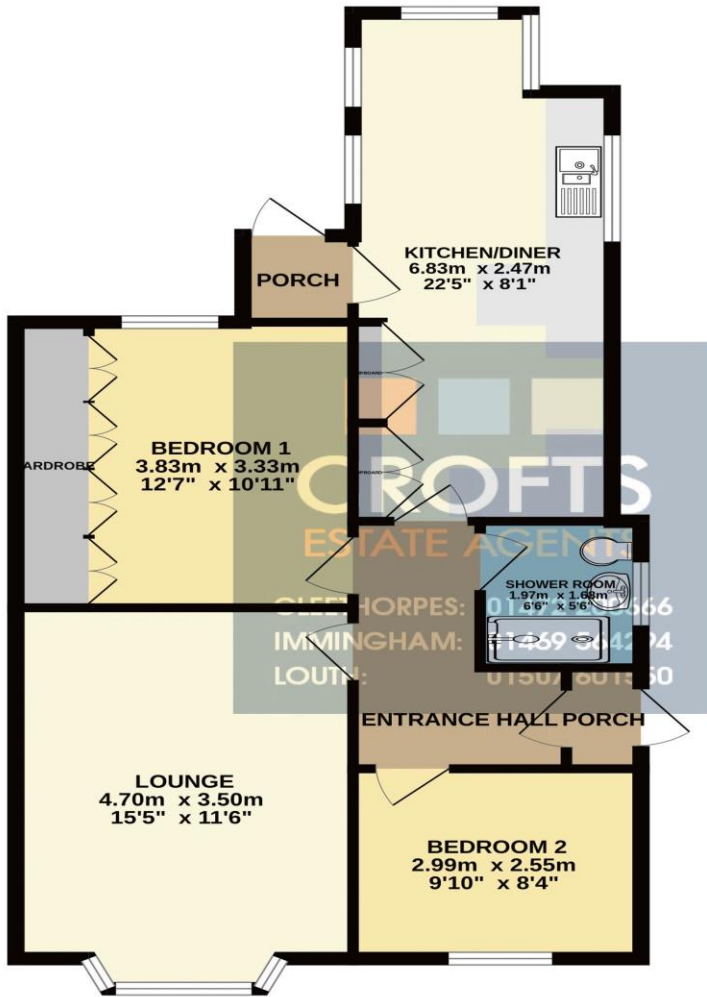
Mortgage and Financial Advice

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
66.9 sq.m. (720 sq.ft.) approx.



TOTAL FLOOR AREA : 66.9 sq.m. (720 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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