



# CROFTS ESTATE AGENTS

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



## Heneage Road

Grimsby  
DN32 9NP

£75,000

The three bedroom mid terrace property create an ideal first time or investment purchase and is situated within this established residential area. Offering the benefits of gas central heating and majority uPVC double glazing, viewing is highly advised. the accommodation on offer briefly comprises entrance porch, hallway, lounge, dining room, kitchen, lobby and ground floor bathroom. to the first floor there is the landing and three good sized bedrooms. Front and rear gardens, with the rear garden having the bonus of a detached storage garage.

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#### Entrance Porch

Georgian styled entrance door to the front elevation. Inner door to the hallway. Tiled to around half height to the walls.

#### Hallway

With staircase leading to the first floor and having coving to the ceiling. Borrowed light window to the lounge. Central heating radiator.

#### Lounge

13' 11" into bay x 10' 9" (4.237m x 3.284m)  
With walk in uPVC double glazed bay window to the front elevation. Coving and rose to the ceiling. Central heating radiator. Gas fire with surround. Door leading back in to the dining room.

#### Dining Room

12' 11" x 11' 0" (3.932m x 3.364m)  
uPVC double glazed window to the rear elevation. Wall mounted gas fire. Coving to the ceiling. Central heating radiator.

#### Kitchen

13' 0" x 7' 11" (3.960m x 2.403m)  
uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Gas cooker point. Wall mounted Idea gas boiler. Plumbing for a

washing machine. Central heating radiator. Understairs storage cupboard.

#### Lobby

2' 9" x 6' 9" (0.830m x 2.066m)  
Entry door to the side elevation.

#### Bathroom

5' 11" x 7' 2" (1.812m x 2.192m)  
With uPVC double glazed window to the side elevation, the bathroom is fitted with a pedestal wash hand basin, w.c and a bath with electric shower over. Tiling to the walls. Fitted extractor.

#### First Floor Landing

Loft access.

#### Bedroom One

12' 0" x 14' 1" (3.665m x 4.304m)  
uPVC double glazed window to the front elevation. Central heating radiator. Decorative cast iron fire surround.

#### Bedroom Two

12' 11" x 8' 11" (3.929m x 2.709m)  
uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Three

12' 8" x 7' 11" (3.853m x 2.405m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Outside

The property benefits from gardens to the front and rear elevations. The rear garden offers lawn and patio area, along with a detached storage garage.

### 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](http://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](http://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

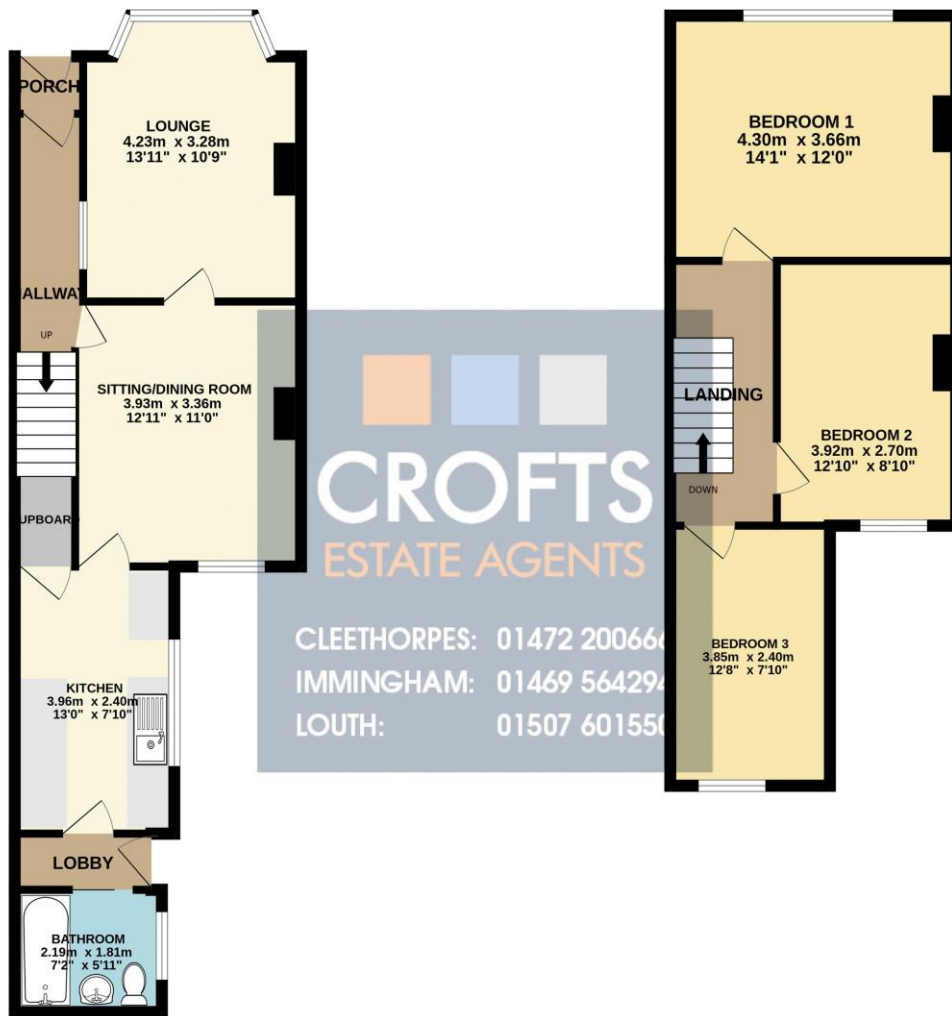
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
48.5 sq.m. (522 sq.ft.) approx.

1ST FLOOR  
41.2 sq.m. (444 sq.ft.) approx.



TOTAL FLOOR AREA : 89.7 sq.m. (966 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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