



CROFTS ESTATE AGENTS

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



Larmour Road

Grimsby
DN37 9HH

Offers in the Region Of
£175,000

Offered for sale with no forward chain on the vendors side, this lovely three bedroom semi-detached chalet styled home creates an ideal purchase for a variety of buyers. Pleasantly presented throughout and benefiting from gas central heating and uPVC double glazing, this lovely home briefly comprises entrance hallway, open plan lounge / dining room, breakfast kitchen, utility, conservatory and a wet room to the ground floor. To the first floor there is the landing and three bedrooms, with third bedroom having an ensuite cloakroom. Front garden creating ample off road parking and possible standing for a caravan or similar, driveway leading down to a detached garage and finally a low maintenance rear garden. Viewing is highly advised.

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Entrance Hallway

Decorative glazed entrance door to the side elevation with adjoining glazed panel. Central heating radiator. Dado rail and plate rack to the walls.

Lounge Area

14' 10" x 11' 8" (4.511m x 3.560m)
uPVC double glazed window to the front elevation. Coving to the ceiling and partial dado rail to the walls. Central heating radiator. Living flame gas fire and opening to the dining area.

Dining Area

10' 8" x 10' 7" (3.257m x 3.236m)
uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

Kitchen

10' 10" x 14' 5" plus recess (3.312m x 4.400m)
uPVC double glazed window and entrance door to the rear elevation. Equipped with a range of wall and base units with complementary roll edged work surfacing with tiled splashback. Inset sink and drainer. Integrated four ring gas hob with eye level double oven. Fitted extractor with stainless steel wall splashback guard to the hob. Central heating radiator. Recess beneath the stairs with fitted shelving.

Utility

4' 7" x 7' 10" (1.385m x 2.386m)
uPVC double glazed window to the rear elevation. Central heating radiator. Roll edged work surfacing with plumbing and space for a washing machine and tumble dryer beneath. Storage cupboard. Ideal Logic gas boiler.

Conservatory

7' 5" x 12' 10" (2.264m x 3.915m)
Offering windows to the rear and side elevations, this good sized conservatory has uPVC double glazed French doors to the rear.

First Floor Landing

Coving and loft access to the ceiling. Dado rail to the walls.

Bedroom One

11' 6" to wardrobes x 10' 10" (3.497m x 3.302m)
uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobes.

Bedroom Two

7' 9" x 11' 9" (2.360m x 3.571m)
uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobe.

Bedroom Three

6' 8" x 11' 1" (2.041m x 3.370m)

uPVC double glazed window to the rear elevation. Central heating radiator. Door through to an ensuite cloakroom.

Cloakroom

2' 11" x 5' 6" (0.882m x 1.675m)

Equipped with a wall mounted wash basin and close coupled w.c. Central heating radiator. Fitted extractor. Down lighting.

Outside

To the front the property has ample off road parking along with space for standing of a caravan or similar. Established rear garden with a complement of shrubs, plants and flowers. Patio and lawned areas. Detached garage with adjoining shed to the rear.

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
58.3 sq.m. (627 sq.ft.) approx.

1ST FLOOR
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA: 94.5 sq.m. (1017 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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