



# CROFTS ESTATE AGENTS

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



## Earl Avenue

Grimsby  
DN36 4NE

Offers in the Region Of  
£189,950

We are delighted to be able to offer for sale this superbly presented and delightful two bedroom semi detached bungalow positioned towards the end of a quiet cul-de-sac close to the centre of the popular village of New Waltham. Creating an ideal purchase for a variety of buyers, this lovely home benefits from uPVC double glazing and gas fired central heating with the accommodation changed from its original design to incorporate a super open plan dining living kitchen to the rear. The remainder of the accommodation briefly comprises entrance hallway, two double bedrooms and a modern shower room. The front garden has a gravelled hard standing for further off road parking and ample sized driveway leading down the side elevation. The rear garden enjoys a sunny aspect and a good degree of privacy and is fully paved for ease of maintenance. No forward chain on the vendors side.

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### Entrance Hallway

Pleasantly presented and having composite entrance door to the side elevation. Pleasantly decorated and having coving and down lighting to the ceiling. Loft access. Storage cupboard.

### Bedroom One

18' 6" into bay x 11' 3" (5.648m x 3.439m)

Formerly the living room, this spacious bedroom has a walk in uPVC double glazed bay window to the front elevation. Coving to the ceiling. Two central heating radiators.

### Bedroom Two

12' 8" into bay x 10' 10" (3.853m x 3.305m)

Again located to the front of the property and having uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator.

### Shower Room

6' 5" x 6' 11" (1.956m x 2.109m)

A modern shower room with uPVC double glazed window to the side elevation and fitted with a good sized walk in shower. Built in bathroom unit incorporating a w.c and wash hand basin. Tiling to the walls and aqua boarding to the shower area. Tiled flooring. Chrome effect central heating towel radiator.

### Living Space

13' 6" x 11' 0" minimum (4.109m x 3.353m)

An extension to the rear creates this lovely sized open plan living dining kitchen. Firstly the living area which is pleasantly presented and has down lighting to the ceiling. Central heating radiator. uPVC double glazed French doors to the rear elevation with adjoining side glazed panels. The living area then opens to the dining kitchen.

### Kitchen diner

18' 2" x 12' 3" (5.540m x 3.734m) min

This modern dining kitchen offers ample space and has an excellent range of fitted units with contrasting work surfacing with inset one and a half sink and drainer. Central island matching that of the units. Integral oven and four ring gas hob with extractor over. Other integrated appliances include dishwasher, fridge/freezer and a washer dryer. Under lighting to the wall units. Central heating radiator. uPVC double glazed windows to the rear and side elevations.

### Outside

The front garden is gravelled creating further off road parking or possible standing for a caravan or similar. A driveway continues down along the side elevation of the property and towards a garden shed and creates even more off road parking. The rear garden enjoys a good degree of privacy and a southerly facing aspect and is paved for ease of maintenance.

**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](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.

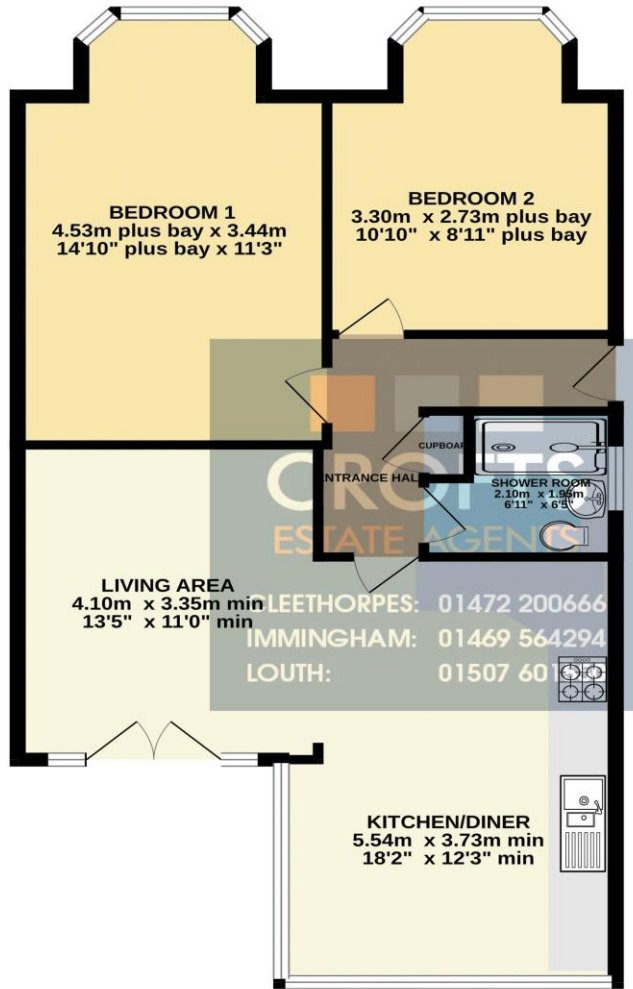
**Mortgage and Financial Advice**

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  
72.5 sq.m. (780 sq.ft.) approx.



TOTAL FLOOR AREA: 72.5 sq.m. (780 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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