



CROFTS ESTATE AGENTS

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



Marton Grove

Grimsby
DN33 1JF

Offers in the Region Of
£109,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious mid terrace property which is located within the town of Grimsby. Ideal for a family or buy to let investor, this property is sure to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, kitchen-diner, three double bedrooms and the bathroom. Externally there are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

15' 5" x 12' 7" (4.69m x 3.83m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Kitchen

7' 10" x 19' 7" (2.40m x 5.98m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for washing machine, an electric oven and hob and also a breakfast bar.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

10' 5" x 13' 10" (3.18m x 4.22m)

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

Bedroom Two

12' 9" x 10' 2" (3.89m x 3.11m)

Bedroom two has a window to the front a radiator and carpeted floor. There is also a range of fitted wardrobes.

Bedroom Three

9' 6" x 11' 5" (2.90m x 3.49m)

Bedroom three has a window to the front a radiator and carpeted floor.

Bathroom

5' 5" x 7' 7" (1.64m x 2.31m)

The bathroom has two opaque windows to the rear elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and bath with a mains operated shower.

Outside

There are low maintenance gardens to the front and rear with secure outbuildings 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 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.

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

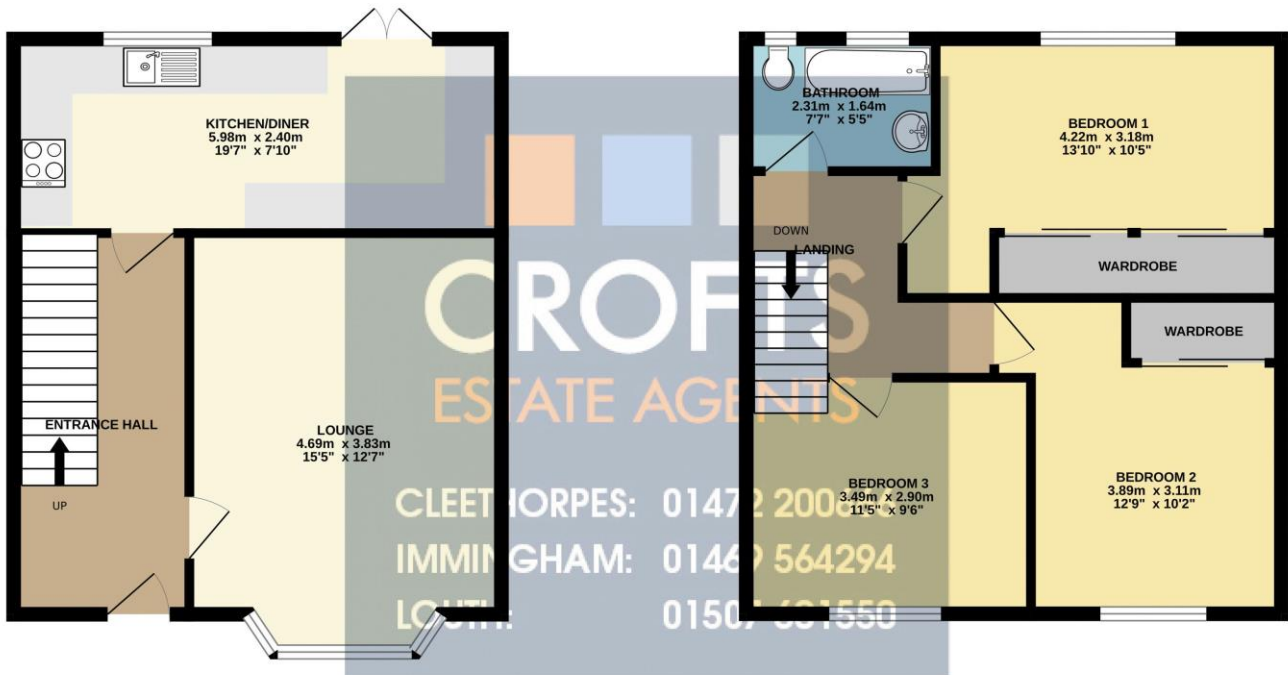
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
43.3 sq.m. (466 sq.ft.) approx.

1ST FLOOR
46.4 sq.m. (500 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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