



CROFTS ESTATE AGENTS

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



Timberley Drive

Grimsby
DN37 9QY

Offers in the Region Of
£210,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious semi detached property located within the popular Wybers Wood estate. Ideal for a family, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools as well as good road links. Internal viewing will reveal the entrance hall, spacious lounge, dining room, kitchen, WC, four bedrooms and the bathroom. Externally there are gardens to the front and rear with a detached garage and driveway and the property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals a radiator and a laminate flooring.

Lounge

11' 5" x 18' 6" (3.47m x 5.65m)

The lounge has two windows to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

14' 6" x 9' 11" (4.41m x 3.01m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

16' 1" x 8' 2" (4.89m x 2.50m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side, a radiator and a tiled floor. There is also a range of fitted units with plenty of counter space, a one and a half sink and drainer and plumbing for a washing machine.

WC

The WC has an opaque window to the side elevation, a tiled floor, WC and basin.

First Floor Landing

With access to the loft and a carpeted floor.

Bedroom One

11' 4" x 11' 1" (3.46m x 3.38m)

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

Bedroom Two

11' 8" x 9' 1" (3.55m x 2.78m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Three

10' 2" x 9' 2" (3.11m x 2.79m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Four

11' 5" x 6' 11" (3.47m x 2.10m)

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

Bathroom

7' 1" x 5' 5" (2.17m x 1.64m)

The bathroom has an opaque window to the side elevation, a heated towel rail, tiled floor and a white suite with a WC, basin and a bath with an electric shower.

Garage

The garage has an up and over door and a window to the side.

Outside

With a low maintenance front garden with a driveway providing off road parking. Gates then open to the rear garden and a continuation of the driveway. The rear garden has a lawn, patio ideal for alfresco dining and is all enclosed by perimeter fencing.

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

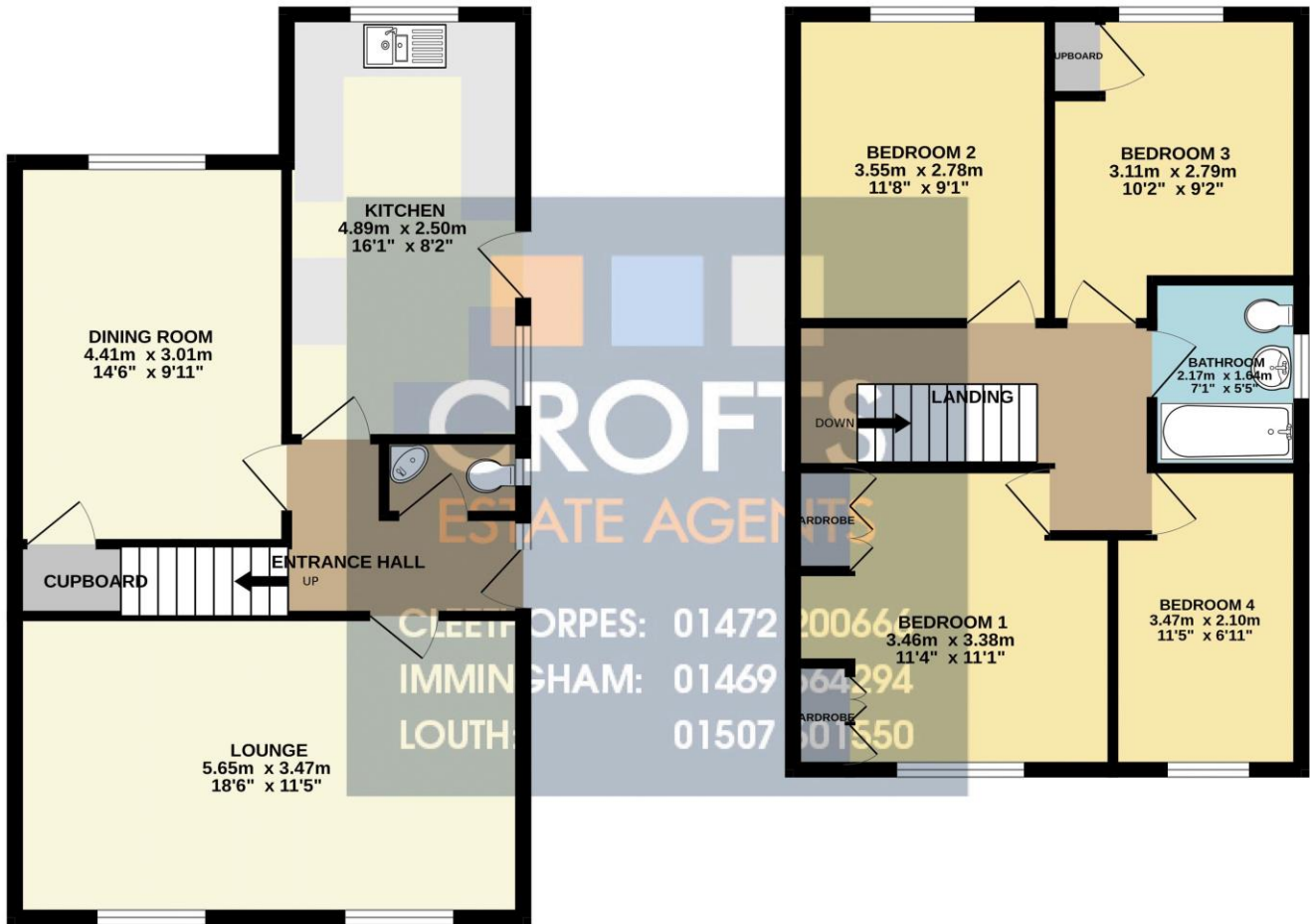
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
53.7 sq.m. (578 sq.ft.) approx.

1ST FLOOR
49.2 sq.m. (529 sq.ft.) approx.



TOTAL FLOOR AREA : 102.9 sq.m. (1107 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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