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



Ampleforth Avenue

Grimsby
DN37 9AB

Offers in the Region Of
£119,950

Crofts are pleased to bring to the market this well proportioned three bedroom end of terrace house. Situated with views to open fields and protected wild life zone, this property has been recently improved and modernised to a good standard by its current owner with a fantastic internal layout. The property boasts an open plan high gloss kitchen diner with solid wood work top with integral appliances, French doors to lounge plus utility room, entrance hall and ground floor cloakroom to the ground floor with three good sized bedrooms and bathroom with shower over bath to the first floor. The front and rear garden all have new timber fencing to the perimeter with neat frontage and rear garden in progress to be tiled and also has timber send. The property makes a great first time buy or investment with rents coming in at £700 plus for this type of property in this condition.

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Entrance hall

5' 6" x 8' 4" (1.67m x 2.53m)

A short L shaped entrance hall has wood effect uPVC frosted front door, grey decor, grey wood effect vinyl floor, two down lights with stairs to first floor.

Cloakroom

4' 9" x 4' 6" (1.45m x 1.36m)

With matching white sink and WC the ground floor cloakroom has two uPVC frosted windows, wood effect vinyl floor, white and green decor and ceiling light.

Utility room

6' 8" x 4' 6" (2.02m x 1.37m)

A useful addition to the house it the utility with space and plumbing for washing machine under work top. There is further storage under the stairs, wood laminate floor, grey decor and ceiling light.

Lounge

14' 2" x 11' 10" (4.33m x 3.60m)

A good sized lounge has uPVC window and blind to the front, Glazed French doors to the kitchen diner, pale blue decor, polished solid wood floor, ceiling light and radiator.

Dining room

8' 4" x 10' 2" (2.53m x 3.09m)

Open plan to the kitchen the dining area has uPVC window to the rear, cloudy cream vinyl floor, grey/green decor, three pendant lights and radiator.

Kitchen

10' 6" x 9' 10" (3.19m x 2.99m)

Open plan to the dining area the kitchen has uPVC frosted door and uPVC window and blind to the rear garden. The room has a white high gloss kitchen with wall and base units to three sides with solid wood work tops over. There are integral appliances including microwave, oven grill, six ring gas hob with contemporary extractor with space for tall fridge freezer and dishwasher. The room has white metro tile splash backs, cream cloudy vinyl flooring and grey decor.

Stairs and landing

The stairs and landing have grey carpet and decor, storage cupboard, three down lights and loft access.

Bedroom One

11' 11" x 10' 10" (3.63m x 3.31m)

The front bedroom has uPVC window, grey carpet, white decor, pendant and built in storage with mirrored sliding doors.

Bedroom Two

10' 10" x 12' 11" (3.29m x 3.93m)

The second double bedroom has pale purple decor, cream carpet, uPVC window and blind, built in storage cupboard, down lights and ceiling lights and radiator.

Bedroom Three

8' 11" x 8' 9" (2.71m x 2.66m)

The smallest room is a good sized single room with uPVC window to the front, blue decor to coving, grey wood effect vinyl floor, radiator and five down lights.

Family Bathroom

5' 6" x 6' 9" (1.67m x 2.07m)

The family bathroom has white three piece suite with vanity sink and shower over bath. The room has cream splash back tiling, frosted uPVC window with blind, grey decor, cream tile effect vinyl, chrome towel radiator, down lights and extractor.

Front garden

The front garden is laid to lawn with well stocked barked borders, slab and gravel paths and secure new fencing to the perimeter with metal gate to access. There is a timber gate to the side and on to the rear.

Rear garden

The rear benefits from a south west aspect with new fencing to two sides and new timber gate to the rear. The garden has ceramic tiled patio with soil barked borders. The patio is unfinished at present but can be finished depending on the offer made. There is a gate to the front and large timber shed that come as part of the sale.

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.

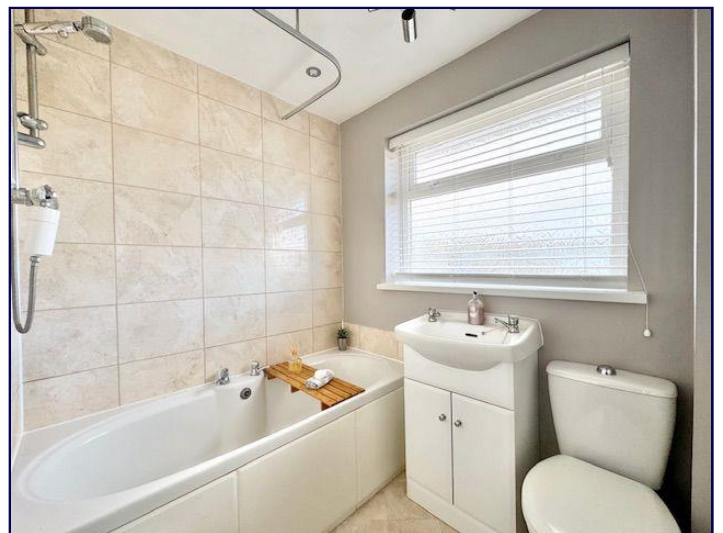
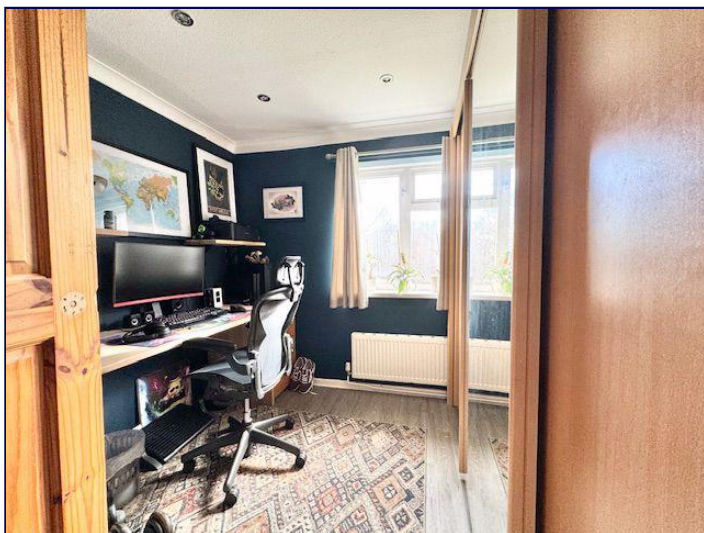
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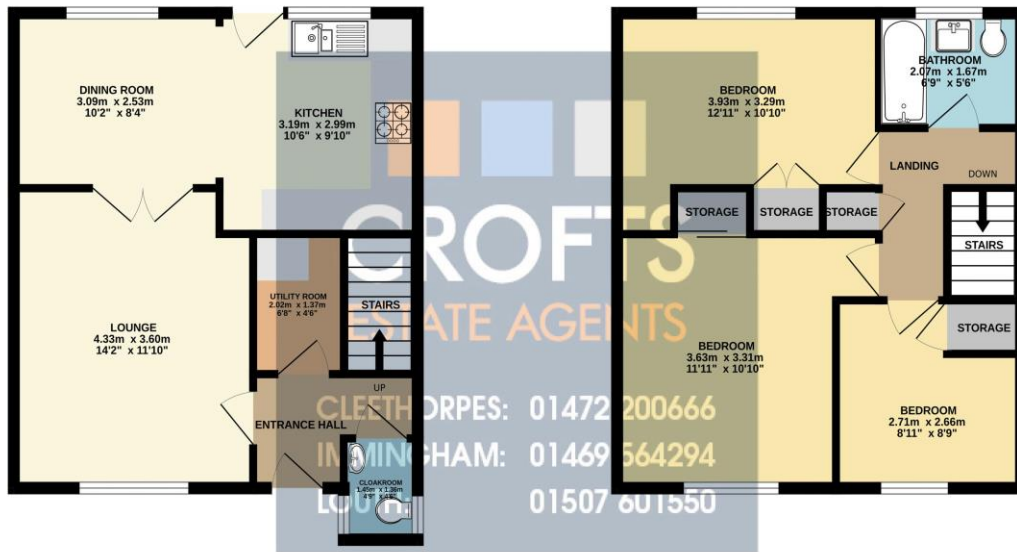
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
42.5 sq.m. (458 sq.ft.) approx.

1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA: 84.2 sq.m. (906 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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