



# CROFTS ESTATE AGENTS

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



Brookfield Road

Grimsby  
DN33 3JL

£195,000

Offered for sale with no forward chain on the vendors side, Crofts estate agents are pleased to be able to bring to the market this FOUR bedroom semi-detached family home with good sized rear garden. Offering the benefits of double glazing and gas central heating the accommodation on offer briefly comprises entrance porch, hallway, lounge, dining/family room, kitchen, landing, w.c, bathroom and four bedrooms. Front and established rear garden. Driveway and detached garage. Viewing is highly advised.

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#### Entrance Porch

uPVC double glazed entry door with two adjoining front glazed windows and two to the side. Inner door to the hallway.

#### Hallway

uPVC double glazed window to the side elevation. Central heating radiator. Staircase to the first floor.

#### Lounge

13' 3" x 12' 7" (4.051m x 3.828m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Gas fire. Double doors through to the dining / family room. Opening to the kitchen.

#### Dining Family Room

17' 10" x 8' 7" (5.447m x 2.604m)

With uPVC double glazed window to the side elevation and French doors to the rear. Central heating radiator. Opening to the kitchen.

#### Kitchen

8' 10" x 10' 1" (2.696m x 3.081m)

The kitchen offers a range of wall and base unit with contrasting tiled work surfacing with inset one and a half sink and drainer. Integrated oven and microwave. Four ring electric hob. Extractor. Understairs storage cupboard creating a pantry area.

#### First Floor Landing

Access to the bedrooms and bathroom.

#### Bathroom

7' 6" x 5' 6" (2.297m x 1.675m)

Aluminium double glazed window to the rear elevation. Central heating radiator. Fitted with a pedestal wash basin and panelled bath with electric shower over. Tiling to the walls. Loft access. Airing cupboard.

#### W.C

2' 4" x 6' 1" (0.717m x 1.847m)

uPVC double glazed window to the rear. Fitted with a close coupled w.c.

#### Bedroom One

14' 6" into bay x 11' 1" (4.421m x 3.372m)

uPVC double glazed bay window to the front elevation. Central heating radiator. Fitted wardrobes.

#### Bedroom Two

8' 10" x 14' 4" (2.683m x 4.370m)

Two aluminium double glazed windows to the front elevation. Two central heating radiators. Storage cupboard over the stair bulk head.

**Bedroom Three**

10' 0" x 10' 2" (3.058m x 3.108m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes.

**Bedroom Four**

13' 1" x 6' 0" (3.983m x 1.822m)

uPVC double glazed window to the rear elevation. Central heating radiator.

**Outside**

The property comes with established front and rear gardens with block paved drive and detached garage. The rear garden is of a good size and offers a mature space with trees shrubs etc.

**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**

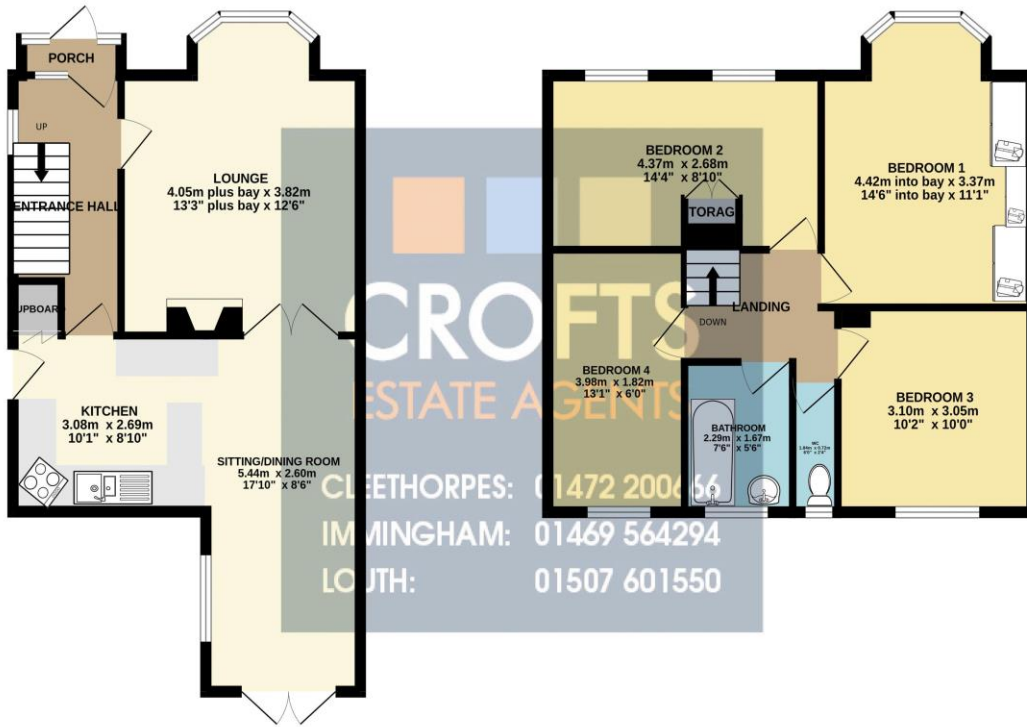
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
45.6 sq.m. (491 sq.ft.) approx.

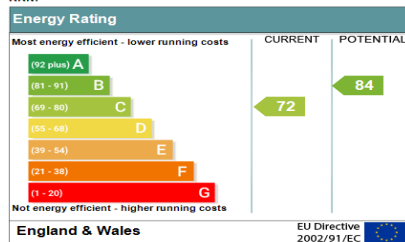
1ST FLOOR  
52.7 sq.m. (567 sq.ft.) approx.



TOTAL FLOOR AREA: 98.4 sq.m. (1059 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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Address: 84 Brookfield Road, GRIMSBY, DN33 3JL  
RRN:



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