CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

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Eskdale Way

Grimsby DN37 9EB

Offers in the Region Of £88,500

Crofts estate agents are delighted to offer for sale this spacious mid terrace property which is located within a popular residential area within the town of Grimsby. Ideal for a first time buyer or someone looking to downsize, this property comes with viewing highly recommended. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, dining room, kitchen, three bedrooms and the bathroom. Externally there are gardens to the front and rear 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 laminate flooring. There is also a storage cupboard.

Lounge

14' 7" x 9' 8" (4.44m x 2.94m) The lounge has a window to the front elevation, a radiator and laminate flooring.

Dining Room

10' 5" x 7' 1" (3.18m x 2.15m)

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

Kitchen

8' 7" x 8' 7" (2.61m x 2.61m)

The kitchen has a window and door to the rear elevation, laminate flooring and a fitted kitchen with a sink and drainer and plumbing for a washing machine. The kitchen flows into the dining room.

First Floor Landing

With a carpeted floor, access to the loft and built in storage.

Bedroom One

12' 11" x 8' 2" (3.93m x 2.49m) Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

12' 2" x 7' 3" (3.70m x 2.22m) Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

10' 0" x 7' 6" (3.04m x 2.28m) Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

Bathroom

5' 6" x 8' 4" (1.67m x 2.53m) The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with a glass screen and mains shower over.

Outside

The front garden is accessed through a gate with a path to the front door and a lawn. The rear garden is low maintenance with a secure outbuilding and a gate which reveals parking areas for people and is accessed from Service road 21.

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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 websitewww.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

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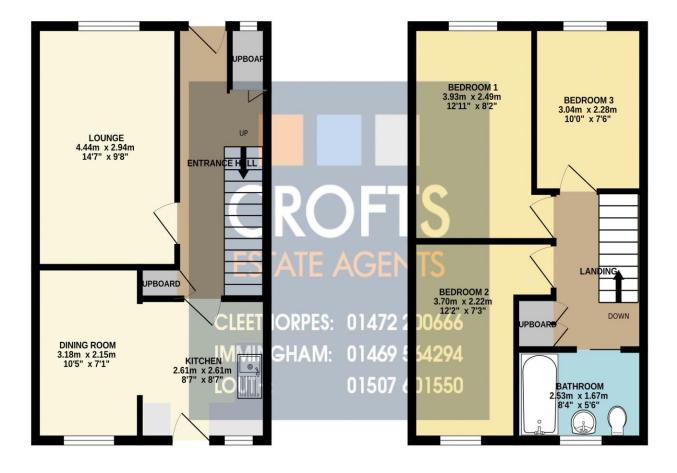








GROUND FLOOR 36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 73.0 sq.m. (786 sq.ft.) approx.

Whist every attempt has been wate to ensure the accuracy of the floopfan 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. Made with Metropix ©2024

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