



CROFTS ESTATE AGENTS

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



Miller Avenue

Grimsby
DN32 8JW

Offers in the Region Of
£190,000

We are delighted to be able to offer to the market this stylishly presented three bedroom semi-detached family home found within the ever popular and well regarded area of Old Clew, The current owner has spent a great deal of time and attention in creating a modern family home, with just a couple of things left to do for a new owner to add their own touches. Offering gas central heating and uPVC double glazing, this lovely home briefly comprises entrance hallway, cloakroom, superb open plan living/dining kitchen with feature media wall and fire to the lounge area and a fitted log burner to the kitchen dining area, landing, modern bathroom and three bedrooms all of which can accommodate double beds. Front garden with the ability of off road parking and good sized rear garden which enjoys relatively sunny aspect. Viewing is a must to truly appreciate this lovely home.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

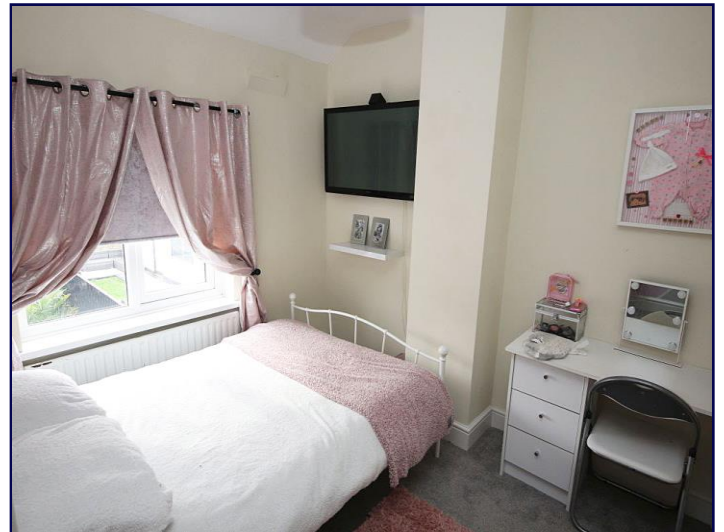
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info@croftsestateagents.co.uk

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Entrance Hallway

Offering entry door with two adjoining glazed panels to the front elevation. Coving to the ceiling. Central heating radiator. Staircase leading to the floor with storage cupboard and cloakroom beneath.

Cloakroom

uPVC double glazed window to the side elevation and fitted with a low level w.c and wash hand basin. Gas boiler recently installed with a 15 year guarantee.

Lounge/Diner/Kitchen

28' 0" x 17' 6" (8.543m x 5.329m) L shape max measurements One of the key selling features to this home has to be that of the open plan living, dining kitchen offering a lovely and stylish living space. To the lounge there area there is a uPVC double glazed bay window to the front elevation. Down lighting to the ceiling. A focal point is created by the media wall with stylish inset fire. The super open plan kitchen dining area has a uPVC double glazed window to the side elevation, uPVC double glazed French doors to the rear and three velux windows allowing for ample natural light to brighten the room. The kitchen offers a good range of wall and base units with contrasting work surfacing with stainless steel sink and inset five ring gas hob. Integrated eye level double oven, dishwasher and microwave. Splashback tiling. Two central heating radiators. A feature to the dining area is the log burner set into the chimney breast.

First Floor Landing

uPVC double glazed window to the side elevation. Loft access with ladder access with the loft being boarded.

Bedroom One

11' 5" x 11' 9" (3.487m x 3.586m)

With uPVC double glazed window to the front elevation and having picture rail to the walls. Central heating radiator.

Bedroom Two

11' 1" x 8' 6" min (3.386m x 2.585m)

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

Bedroom Three

7' 7" x 9' 2" (2.316m x 2.783m)

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

Bathroom

5' 8" x 5' 10" (1.733m x 1.771m)

The bathroom is attractively presented and has a P-shaped bath with screen and shower over, wc and wash basin set into a modern unit. Chrome effect central heating radiator. Down lighting. Fitted extractor. uPVC double glazed window to the front elevation. Tiled splashback.

Outside

The front garden requires refurbishment but offers potential to create further off parking similar to the neighbouring property. The rear garden enjoys a sunny facing aspect and offers lawn area, wood chipped play area or patio and then a paved patio the rear of the property and to the rear of the garden.

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.

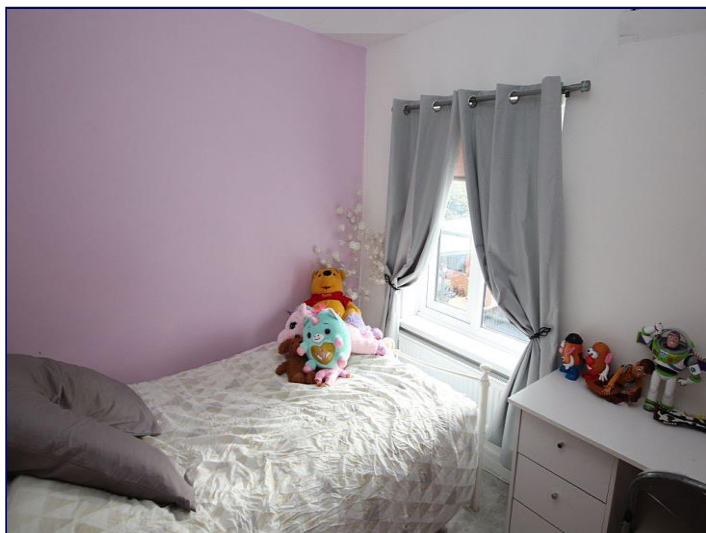
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

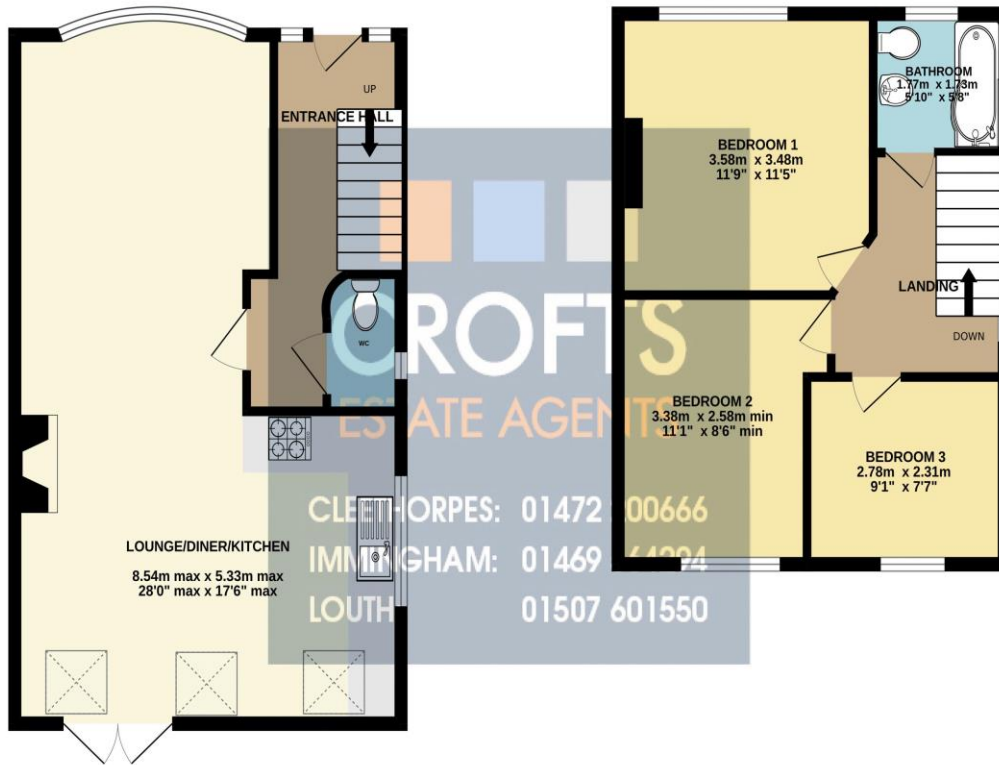
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
45.4 sq.m. (488 sq.ft.) approx.

1ST FLOOR
36.2 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA: 81.5 sq.m. (877 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 purchasers. 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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