CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



35 Morton Road Grimsby DN34 4AS

Offers in the Region Of £125,000

Coming to the market with NO FORWARD CHAIN is this well presented substantial three bedroom end terrace house. Offering OFF ROAD PARKING and a 35M2 BRICK OUTBUILDING to the rear with vehicular access to it, this property sets itself apart from its similar place competitors. Briefly comprises entrance porch and open entrance, spacious lounge, kitchen diner, rear lobby and cloakroom to the ground floor with two double rooms, small single and well appointed shower room to the first floor. Sellers are looking for a good sensible early offer to make the move they want to do next. Well worth a view to be appreciated!

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: Email: Immingham : Email: Louth : info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk







Porch

2' 4" x 8' 5" (0.70m x 2.56m)

The porch has uPVC frosted door and windows to the side and front with brown car[et.

Lounge

16' 2" x 16' 2" (4.93m x 4.92m)

The lounge looks huge as its been knocked into the entrance hall. The hallway could be reinstated if buyers so wished to do so. The lounge has uPVC door into the entrance part with half uPVC bay with vertical blinds, cream decor with feature wall, brown carpet, two radiators, three wall lights in the lounge area, pendant to the entrance area with space under stairs for small desk and chair.

Kitchen diner

8' 4" x 16' 2" (2.54m x 4.92m)

A good sized room has space for kitchen on three sides and large dining table and chairs. The kitchen is white gloss with wall and base units with grey work tops and stainless sink drainer over. There is white and red splash back tiling to the room with green decor to coving, uPVC window to the rear with fitted blinds, wood effect vinyl floor and pendant light. There is space in the kitchen for free standing cooker, tall fridge freezer, dishwasher and washing machine.

Rear lobby

3' 4" x 4' 11" (1.01m x 1.50m) A small lobby area has uPVC door to the rear garden, wood effect vinyl floor, green decor and ceiling light.

Cloakroom

3' 7" x 4' 11" (1.09m x 1.50m) A useful cloakroom has WC, uPVC frosted window, wood effect vinyl floor, pendant light and radiator.

Stairs and landing

The stairs and landing have brown carpet and cream decor with the landing having loft access and pendant light.

Bedroom One

11' 1" x 10' 2" (3.38m x 3.09m) A good sized double room with uPVC window to the front, grey carpet, cream and white decor with picture rail, pendant light and radiator.

Bedroom Two

11' 8" x 10' 0" (3.55m x 3.06m)

The second bedroom mirrors the first with uPVC window to the rear, blue carpet, cream and blue decor, radiator, ceiling light and built in storage.

Cleethorpes01472 200666Immingham01469 564294Louth01507 601550

www.facebook.com/croftsestateagents



Bedroom Three

7' 5" x 5' 8" (2.27m x 1.73m)

A smaller third bedroom is used as a dressing room at present and has uPVC window to the front with blind, grey carpet, brown decor, electric wall heater and pendant light.

Family shower room

5' 11" x 5' 9" (1.80m x 1.74m)

A well presented shower room has low threshold corner shower cubicle and vanity sink and WC with fully tiled grey walls, frosted uPVC window, radiator, blue vinyl floor and ceiling light.

Front garden and driveway

The front is laid to concrete hard and offers parking for a small car. The property also owns a driveway to the side with shared access for other residents which allows vehicular access to the rear garden if required. The garden currently has a fence in place but has previously had access by car to the garage at the bottom of the garden.

Rear garden

The south facing rear garden is a good size and is low maintenance with a combination of slab and concrete covering the majority of the space. There is a gravel and slab patio area to capture the afternoon sun to the back of the house. To the bottom of the house is the outbuilding which can have a variety of uses such as a garage or storage.

Outbuilding

24' 0" x 15' 7" (7.32m x 4.75m)

A large 35m2 brick outbuilding with timber door and up and over garage door. The outbuilding can gain vehicular access as it used to by changing the fencing on the side of the garden for a gate. The outbuilding has power and light and offers endless possibilities for its use.





Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

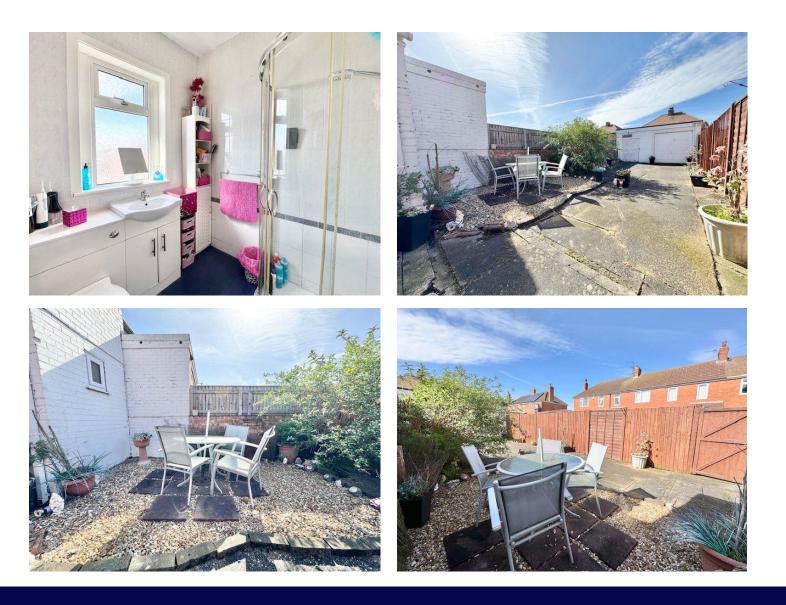
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and 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



www.croftsestateagents.co.uk









OPEN 7 DAYS A WEEK

Monday to Thursday Friday Saturday Sunday 9am to 5.30pm (Tuesday opening 9.30am) 9am to 6.00pm 9am to 3.00pm 11am to 2.00pm (Louth & Immingham closed)

1ST FLOOR 33.5 sq.m. (360 sq.ft.) approx



) approx. Intained here, measurements isibility is taken for any error, uld be used as such by any been tested and no guarantee

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or othenvise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Cords policy to check the position with regards to any planning permission or building regulation makes their room eadvised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall on the for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.