



# CROFTS ESTATE AGENTS

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



## Weelsby Street

Grimsby  
DN32 7PQ

£68,500

Offering no forward chain on the vendors side, this three bedroom mid terrace property creates an ideal investment or first time purchase and benefits from gas central heating and uPVC double glazing. Set within this established residential area, the property comprises lounge, dining room, kitchen, lobby and ground floor bathroom. Landing and three bedrooms to the first floor. Garden to the rear. Viewing is strictly through the agent please.

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#### **Lounge**

10' 11" x 12' 2" (3.333m x 3.714m)

uPVC double glazed entry door and window to the front elevation. Central heating radiator. Dado rail and picture rail to the walls. Borrowed light window to the dining room.

#### **Lobby**

Staircase to the first floor.

#### **Dining Room**

14' 0" x 12' 2" (4.271m x 3.709m)

uPVC double glazed window to the rear elevation. Central heating radiator. Dado rail and picture rail to the walls.

#### **Kitchen**

13' 4" x 6' 10" (4.059m x 2.094m)

With uPVC double glazed window to the side elevation, the kitchen offers a range of wall and base units with roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Electric cooker point with fitted extractor over. Ideal gas boiler. Central heating radiator.

#### **Lobby**

uPVC double glazed entry door to the side elevation.

#### **Bathroom**

6' 0" x 6' 11" (1.817m x 2.097m)

uPVC double glazed window to the rear elevation. Fitted with a pedestal wash hand basin, low level w.c and panelled bath with electric shower over. Tiling to the walls. Central heating radiator.

#### **First Floor Landing**

Central heating radiator. Storage cupboard.

#### **Bedroom One**

11' 0" x 12' 3" (3.347m x 3.723m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

#### **Bedroom Two**

7' 9" x 9' 2" (2.373m x 2.794m)

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

#### **Bedroom Three**

8' 8" x 6' 11" (2.637m x 2.101m)

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

#### **Outside**

The property benefits from a small rear 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 A: 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**

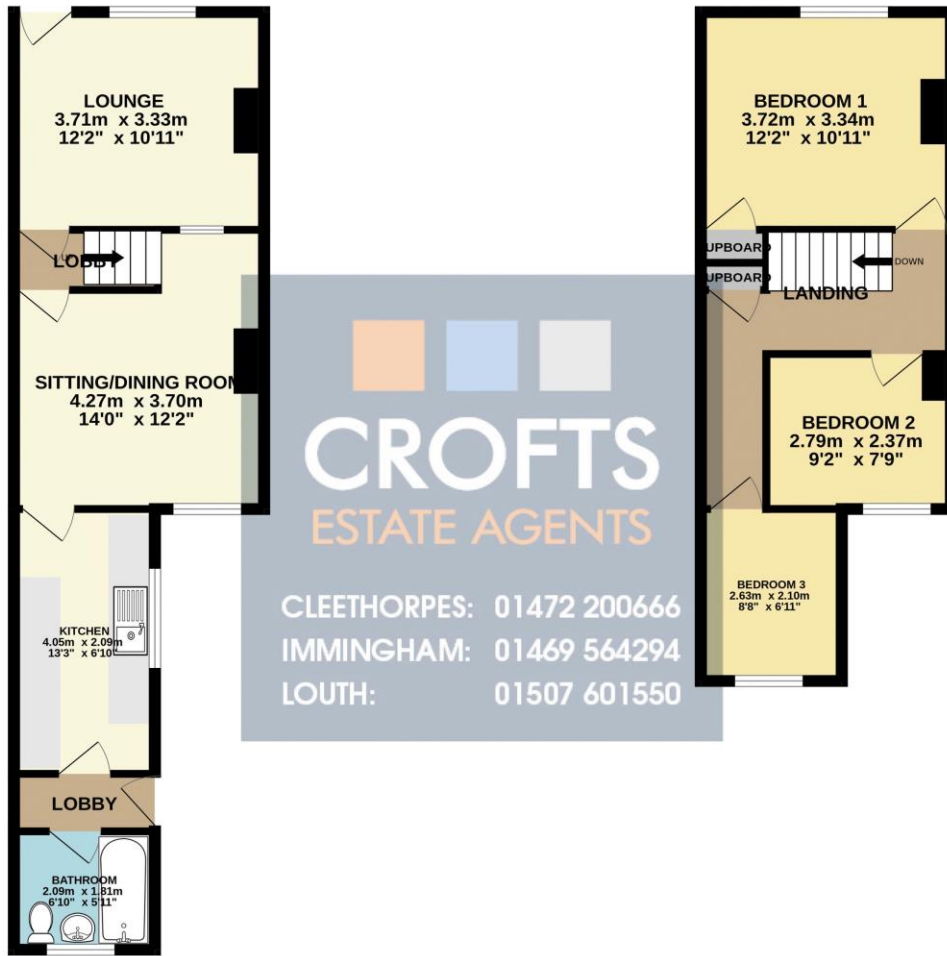
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



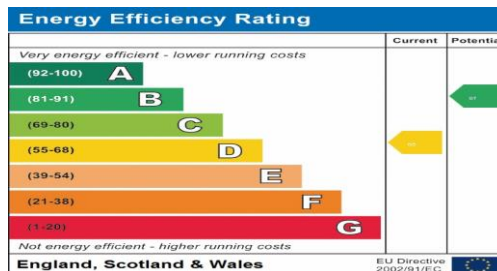
GROUND FLOOR  
41.5 sq.m. (447 sq.ft.) approx.

1ST FLOOR  
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 74.6 sq.m. (803 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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