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



21 Yarrow Road
Grimsby
DN34 4JT

Offers in Excess of
£139,950

Coming to the market with NO FORWARD CHAIN is this well presented three bedroom mid terrace house. With good sized south facing rear gardens and patio area this property sleigh an amount of TLC will make the perfect upsizing property for the growing family. A good layout offers large kitchen breakfast room plus spacious lounge dining room, stairs and spacious landing to three double bedrooms plus family bathroom that also has separate shower. Scope to extend this property and improve it is there with space to the rear and also the possibility to convert the garage into extra living space, ground floor cloakroom or utility. A great prospect close to school amenities and transport links to town with open views to fields to the front.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Kitchen breakfast room

17' 3" x 8' 11" (5.26m x 2.71m)

A spacious kitchen breakfast room has uPVC frosted door from the driveway, uPVC window to the front, pale wood kitchen wall and base units with dark wood work tops over, coloured tiled splash backs, gas hob, electric oven grill, one and a half sink drainer, space for tall fridge freezer and washing machine, ceiling light, breakfast bar, radiator and grey tiled effect vinyl flooring.

Lounge diner

14' 8" x 18' 3" (4.47m x 5.57m)

A good sized lounge diner has uPVC window and separate full high uPVC window and sliding door to the rear, wood laminate floor, grey decor and coving, pendant light with ceiling rose, radiator, gas fire with marble inset and hearth and white Roman style surround.

Stairs and landing

Turning 90 degrees the stairs have grey carpet as does the landing, grey decor, storage cupboard, ceiling light and loft access.

Bedroom One

16' 1" x 8' 11" (4.89m x 2.73m)

The largest bedroom has cream decor to coving, blue carpet, radiator, pendant light and uPVC window.

Bedroom Two

12' 7" x 8' 11" (3.84m x 2.72m)

The second bedroom has beige carpet, blue decor to coving, uPVC window, radiator and pendant light.

Bedroom Three

8' 8" x 9' 7" (2.63m x 2.93m)

The third double bedroom has blue carpet, mushroom colour decor to coving, uPVC window, radiator and pendant light.

Family bathroom

5' 5" x 8' 4" (1.66m x 2.54m)

The bathroom has a green matching bathroom suite with separate shower cubicle. The room has green mosaic style vinyl floor, green splash back tiling and decor, two uPVC frosted windows, two ceiling lights and radiator.

Rear gardens

Good sized south west facing rear gardens with patio area to rear of house, slab path past neat lawn and well stocked blue slate borders, fence and conifer boundary and timber fence.

Front garden and driveway

The property has concrete driveway for one car with iron gates to the front, there are tall conifers and mature bushes to the garden area, timber fence to sides with wall to front.

Garage

16' 2" x 9' 1" (4.93m x 2.76m)

An integral garage has traditional timber glazed doors to the front, power and light inside. The garage is perfect for conversion to another reception room, utility room and or cloakroom.



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 website www.voa.gov.uk/cti



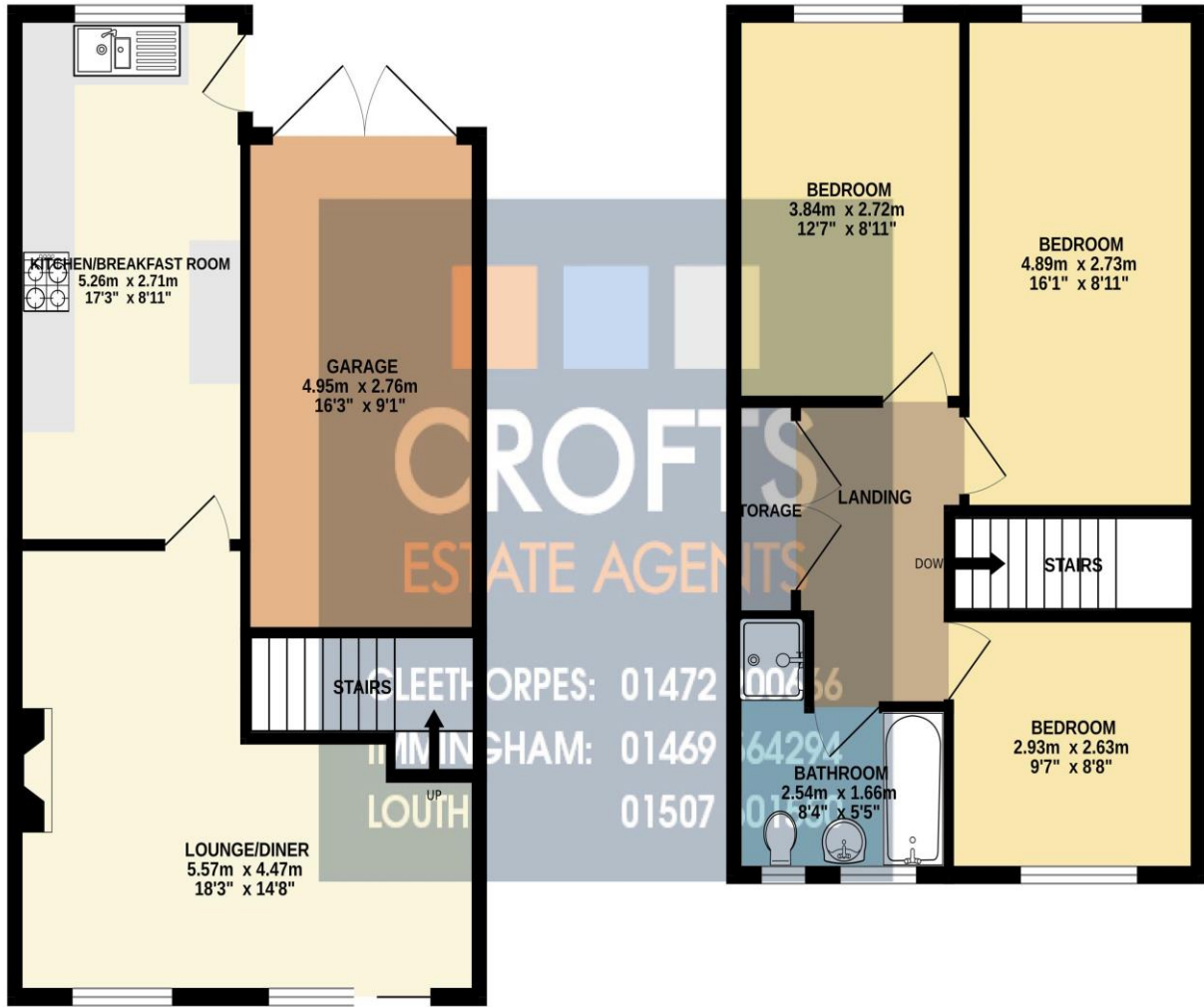


OPEN 7 DAYS A WEEK

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

GROUND FLOOR
49.5 sq.m. (532 sq.ft.) approx.

1ST FLOOR
46.6 sq.m. (502 sq.ft.) approx.



TOTAL FLOOR AREA : 96.1 sq.m. (1034 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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