



# CROFTS ESTATE AGENTS

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CLEETHORPES  
01472 200666

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



## Garton Grove

Grimsby  
DN32 9TF

£142,000

Offered for sale with no forward chain on the vendors side, we are pleased to offer this three bedroom end of terrace which is set upon a much larger than average plot within this established development. Creating an ideal first time purchase, its fair to say the property does require some upgrading and refurbishment but offers great potential. Offering uPVC double glazing and part gas central heating, the accommodation comprises entrance porch, hallway, lounge, dining room, kitchen, landing, three bedrooms and a bathroom. Front garden which may offer the possibility to create off road parking for those wishing to do so. To the side there is a covered lobby area which useful outbuildings. As mentioned the property is set upon this larger than average plot and this shows when stepping out to the rear garden. This lovely sized garden is ideal for the family market and offers a expanse of lawn.

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 :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



#### Entrance Porch

With entry door to the side elevation.

#### Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor accommodation with understairs storage cupboard.

#### Lounge

15' 2" into bay x 12' 4" (4.619m x 3.757m)  
uPVC double glazed bay window to the front elevation. Coving and rose to the ceiling. Central heating radiator.

#### Dining Room

10' 4" x 10' 0" (3.155m x 3.046m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Gas wall heater (not tested).

#### Kitchen

12' 7" x 9' 0" (3.833m x 2.736m) max  
Offering uPVC double glazed window to the rear elevation and entry door to the side. Base units with roll edged work surfacing with inset stainless steel sink. Plumbing for a washing machine. Gas and electric cooker points.

#### First Floor Landing

Loft access. uPVC double glazed window to the side.

#### Bedroom One

13' 3" x 10' 11" min (4.028m x 3.331m)  
uPVC double glazed window to the front. Storage cupboard. Fire surround.

#### Bedroom Two

8' 6" x 10' 0" min (2.596m x 3.050m)  
uPVC double glazed window to the rear elevation. Two storage cupboards.

#### Bedroom Three

10' 2" x 8' 3" (3.095m x 2.509m) max  
uPVC double glazed window to the front. Storage cupboard located over the stairs.

#### Bathroom

5' 6" x 6' 8" (1.686m x 2.039m)  
uPVC double glazed window to the rear elevation. Fitted with a bath, pedestal wash basin and a w.c. Central heating radiator. Ideal logic gas boiler inside a storage cupboard.

#### Outside

With gardens to the front and rear elevations and side covered lobby area with useful outbuilding/stores. The rear garden is one of the key selling features to this home and is much larger than normally found offering a great potential for further expansion to the property by extended across the rear. the garden offers a large

expanse of lawn and enjoys the majority of the day and evening sun.

**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**

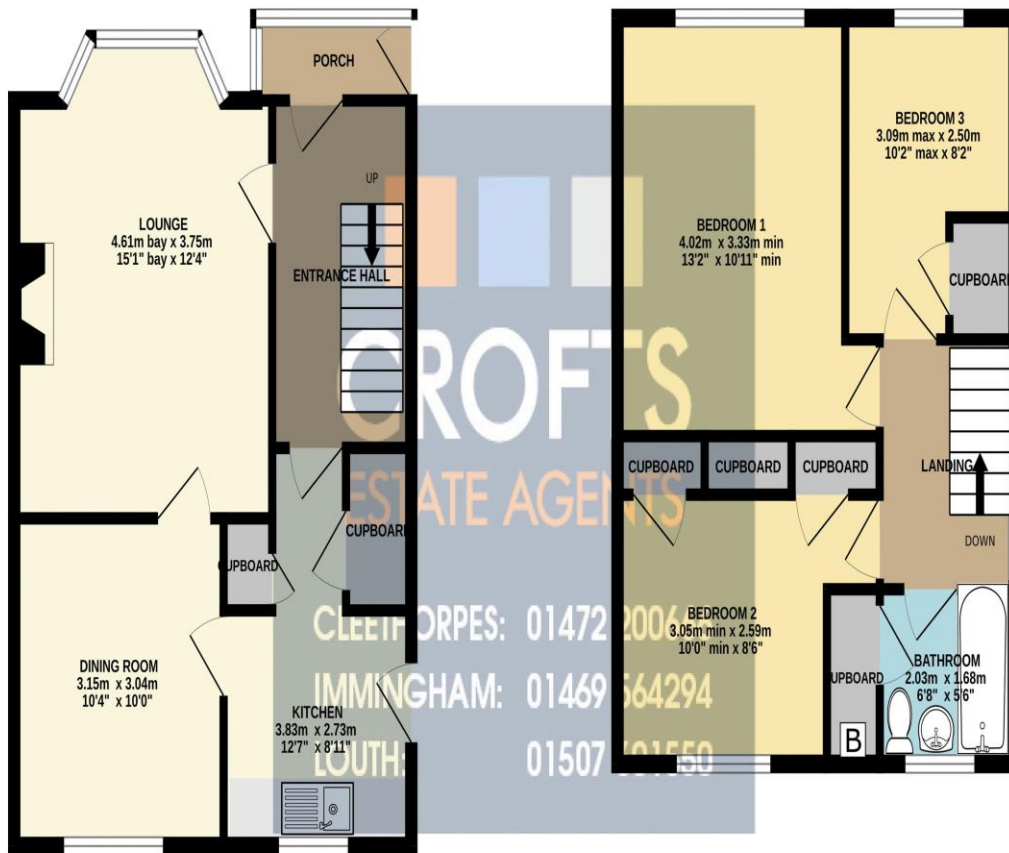
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
43.7 sq.m. (471 sq.ft.) approx.

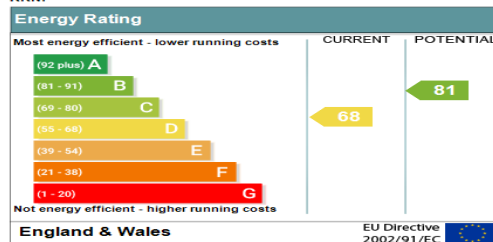
1ST FLOOR  
41.4 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA: 85.1 sq.m. (916 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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Address: 8 Garton Grove, GRIMSBY, DN32 9TF  
RRN:



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