



CROFTS ESTATE AGENTS

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



12 Ulster Avenue
Grimsby
DN33 2DJ

Offers in the Region Of
£149,950

Crofts Estate Agents are please to bring to the market this superb three bedroom end of terrace house. Smartly presented with modern high gloss black kitchen and recently refurbished shower room, this property makes the perfect upsizing property with well presented gardens to the rear and side plus service area and off road parking for two cars side by side to the front. The property is situated close to good schooling, colleges, transport links and amenities in the village of Scartho. Internally the property briefly consists of generous entrance hall, lounge, dining room, kitchen to the ground floor with two double bedrooms, one single bedroom plus shower room to the first floor. There are also two useful brick outbuildings to the side outside.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

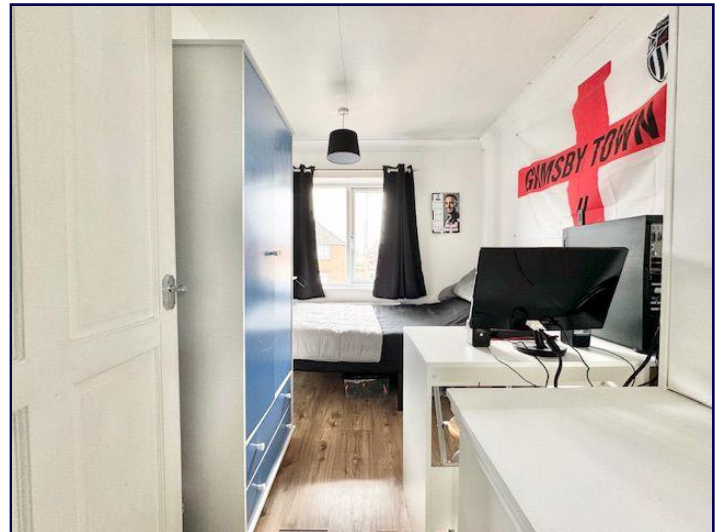
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Entrance hall

12' 9" x 6' 9" (3.88m x 2.06m)

The entrance hall has uPVC frosted door to the front and uPVC window to the side, radiator, grey wood laminate floor, aqua green decor to coving, pendant light and under stairs storage.

Kitchen

10' 5" x 8' 4" (3.17m x 2.54m)

The kitchen has high gloss black wall and base units to two sides with wood effect work top and grey sink drainer over. The kitchen has integral appliances including electric hob and oven grill, space for dishwasher, washing machine and tall fridge freezer, there are black and white tiled splash backs, grey tiled floor, two uPVC windows, frosted uPVC door, ceiling light and radiator.

Lounge

12' 9" x 10' 7" (3.89m x 3.22m)

The lounge has wood laminate flooring, white decor to coving, uPVC window to the front, glazed French doors to the dining room, radiator, ceiling rose with pendant,

Dining room

10' 6" x 8' 11" (3.20m x 2.73m)

The dining room has cream decor, brown carpet, ceiling rose with pendant light, uPVC French doors to the garden and radiator.

Stairs and landing

The stairs and landing have grey carpet, green decor, frosted uPVC to the landing, pendant light and loft access.

Bedroom One

11' 3" x 10' 3" (3.44m x 3.13m)

The largest bedroom has grey carpet, grey decor with a feature wall to coving, ceiling rose with pendant light, radiator and uPVC window.

Bedroom Two

10' 5" x 9' 10" (3.18m x 3.00m)

The second double bedroom has blue carpet and blue decor to coving, uPVC window to the rear, radiator, pendant light and built in storage cupboard.

Bedroom Three

9' 8" x 7' 3" (2.94m x 2.21m)

The third bedroom is a single room with wood laminate flooring, white decor to coving, pendant light, radiator and uPVC window.

Shower room

6' 11" x 7' 3" (2.10m x 2.21m)

The shower room has white vanity sink and WC, large shower with glass screen, grey wood effect vinyl floor, two frosted uPVC windows, ceiling light, chrome towel radiator and white marble effect aqua boarded walls.

Rear garden

A smart rear garden is laid to lawn and gravel garden with concrete paths and mature shrubs. The garden has tall 6 timber fences.

Side garden

The side garden has a south westerly aspect and has gate to back garden and to the drive with slab path. The garden is laid to lawn with gravel borders being planted with shrubs. The garden has tall timber fencing and even taller mature privet hedge boundaries.

Small brick shed

5' 2" x 2' 9" (1.58m x 0.83m)

Brick shed with timber door.

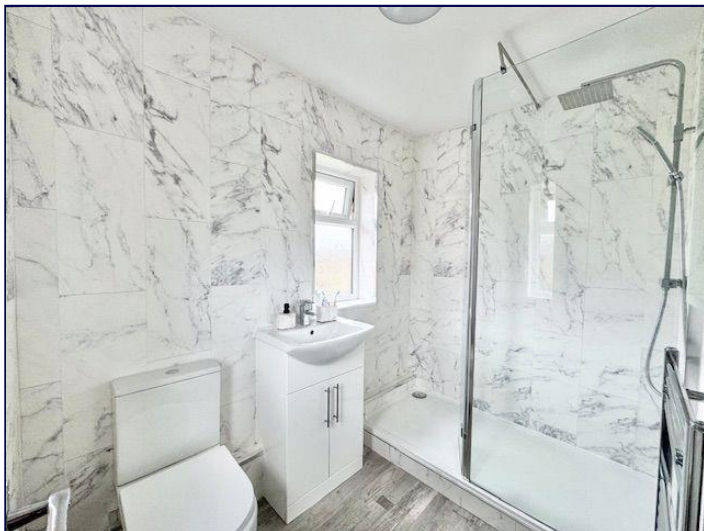
Off road parking

The front garden is laid to block paving and is open fronted with off road parking for two cars side by side. There is fencing to both sides with gated entrance to side garden.

Brick shed 2

5' 1" x 8' 1" (1.54m x 2.47m)

Second larger brick shed with single glazed window to the rear and timber door.



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
42.2 sq.m. (454 sq.ft.) approx.

1ST FLOOR
37.5 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 79.6 sq.m. (857 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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