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



Queensway

Grimsby
DN37 9AY

£102,000

Without a doubt this is one of the finest examples of this type of property on the market today and really needs to be viewed to be appreciated. On the market with Crofts estate agents this beautifully presented property offers that ready to move into home and is found within this established residential location. Enjoying the benefits of gas central heating and uPVC double glazing this superb property briefly comprises entrance porch, spacious hallway, lovely fitted dining kitchen, living room, modern shower room and three lovely good sized bedrooms. Front and rear gardens.

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Entrance Porch

3' 9" x 7' 11" (1.144m x 2.412m)

Decorative glazed uPVC entrance door to the front elevation with adjoining glazed panels. Wooden flooring. Inner uPVC double glazed door with adjoining glazed panels through to the hallway.

Hallway

9' 10" x 10' 9" (2.997m x 3.289m)

Tastefully decorated this spacious hallway has coving to the ceiling and dado and partial panelling to the walls, Wooden flooring. Gas central heating radiator. Staircase with twisted spelled balustrade railing and having the benefit of understairs storage cupboard.

Kitchen/Breakfast Room

11' 8" x 14' 0" (3.552m x 4.265m) maximums

This lovely kitchen offers an excellent array of modern fitted wall and base units with contrasting roll edged work surfacing with inset circular stainless steel sink and drainer. Splashback tiling. Integrated oven and four ring gas hob with brushed steel chimney extractor over. Integrated fridge and freezer. Coving and downlighting to the ceiling. Gas central heating radiator. uPVC double glazed entrance door to the rear elevation. Ample space to accommodate table and chairs.

Living Room

21' 8" x 10' 10" (6.598m x 3.307m) maximums

Tastefully decorated this lovely reception room enjoys coving to the ceiling. uPVC double glazed windows to both the front and rear elevations. Two gas central heating radiators. A focal point of the living room is created by the attractive fire surround which incorporates a living flame open fire.

First Floor Landing

With dado rail to the walls and loft access to the ceiling the landing has a useful storage cupboard which houses the gas boiler.

Bedroom One

12' 7" x 11' 1" (3.842m x 3.367m)

The master bedroom is tastefully decorated and has coving to the ceiling and picture rail to the walls. uPVC double glazed window to the front elevation. Gas central heating radiator.

Bedroom Two

15' 6" x 7' 9" (4.714m x 2.369m)

Once more attractively decorated the second bedroom offers a uPVC double glazed window to the front elevation. Picture rail to the walls. Gas central heating radiator. Built in wardrobe / storage cupboard.

Bedroom Three

8' 11" x 7' 11" (2.707m x 2.423m)

The final of the three bedrooms has a uPVC double glazed window to the rear elevation. Laminate wood flooring. Picture rail to the walls. Gas central heating radiator. Built in storage cupboard / wardrobe.

Shower Room

6' 0" x 7' 7" (1.817m x 2.309m)

This modern shower room is equipped with a shower cubicle with Gainsborough shower unit, close coupled w.c and wall mounted wash hand basin. Tiling to the walls. Chrome effect gas central heating radiator. uPVC double glazed window to the rear elevation.

Outside

The front garden has fenced perimeters and offers lawned area with footpath leading to the front door. The rear garden enjoys a low maintenance area with paved patio area and gravelled beds enjoying established shrubs and plants. Timber garden shed. Outside garden tap. Gated access to the rear.

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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

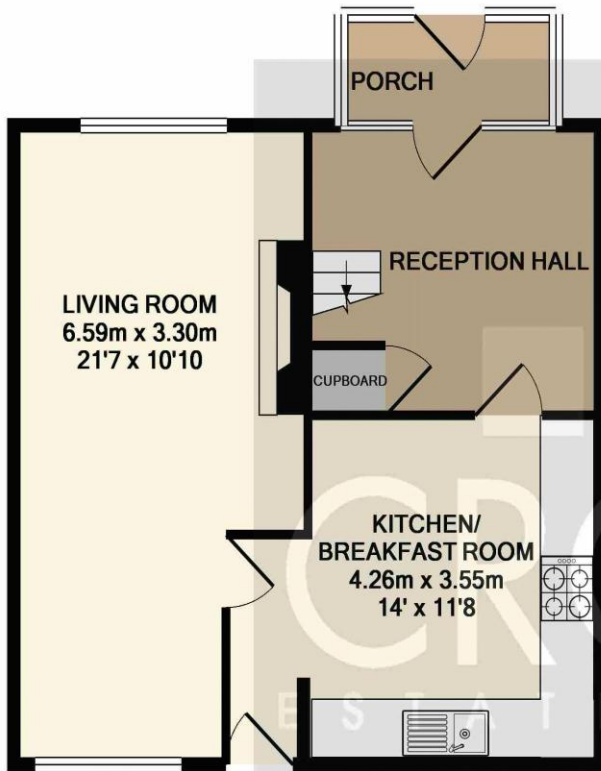
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

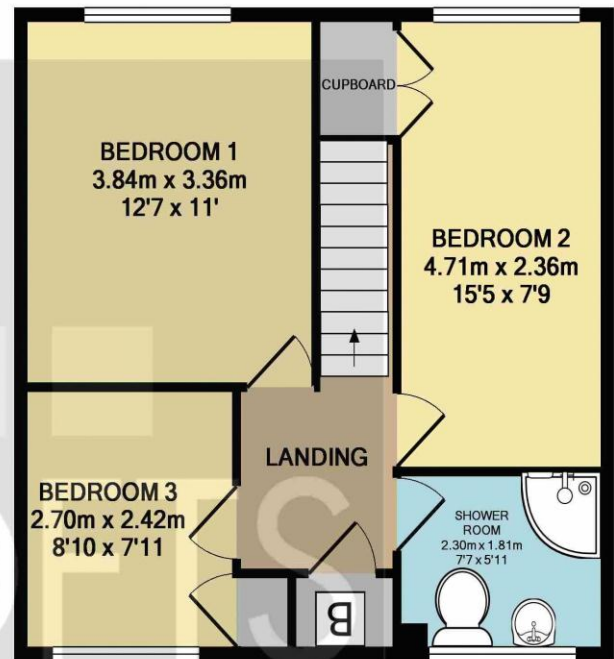
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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





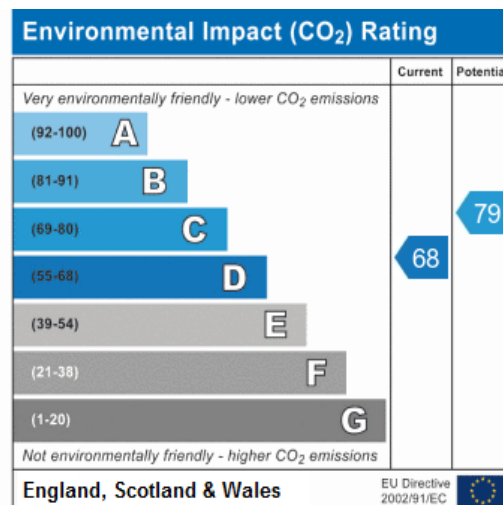
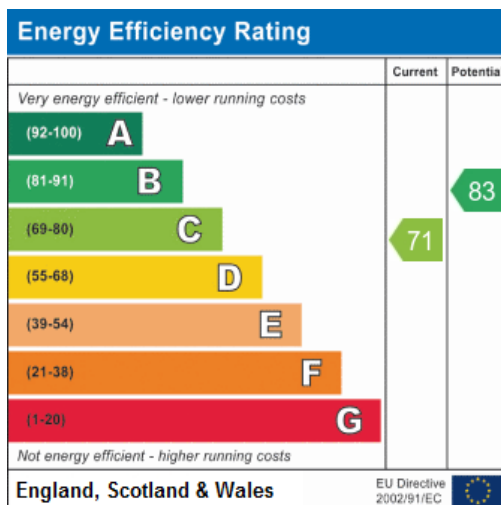
GROUND FLOOR
APPROX. FLOOR
AREA 46.0 SQ.M.
(495 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.3 SQ.M.
(466 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.2 SQ.M. (961 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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