



112 Grove Crescent, Grimsby, North East Lincolnshire, DN32 8JU
£105,000

Key Features:

- Two Bedroom Mid Terrace Property
- Well Presented Modern Interior
- Lounge, Dining Kitchen
- Two Double Bedrooms and Bathroom
- Off Road Parking
- Ideal First Time Purchase

A well presented two bedroom mid terrace home situated in the popular residential area of Old Clee, ideally positioned for local amenities, schools, and access to both central Grimsby and Cleethorpes. The property offers an excellent opportunity for first time buyers, and those looking to downsize, with accommodation comprising a welcoming bay fronted lounge, a modern fitted kitchen with a full range of integrated appliances, and a useful utility area. To the first floor are two good sized double bedrooms along with a modern bathroom. Outside, the property benefits from off road parking to the front, and a good sized enclosed garden at the rear.



LOUNGE

14'2" x 12'11" (4.34 x 3.94)

With a bay window to front aspect, and gas fireplace. Inner hallway leading off having a staircase to the first floor.

DINING KITCHEN

12'10" x 9'10" (3.93 x 3.01)

Fitted with a large range of modern white gloss units, and worktops incorporating a stainless-steel sink. Integral appliances including an oven, five ring gas hob, fridge, freezer, dishwasher and tumble dryer. Understairs storage cupboard.

UTILITY AREA

7'1" x 2'9" (2.18 x 0.86)

With plumbing for a washing machine, and rear entrance door.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

12'11" x 10'8" (3.94 x 3.26)

To front aspect, with built-in wardrobes and feature fireplace.

BEDROOM 2

9'11" x 8'2" (3.04 x 2.49)

To rear aspect, with a built-in storage cupboard.

BATHROOM

6'10" x 4'2" (2.10 x 1.28)

Fitted with a vanity unit, WC, heated towel rail, and panelled bath with shower over.

TENURE

Freehold

COUNCIL TAX BAND

A



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

