



64 Grove Crescent, Grimsby, DN32 8JU
£115,000

Key Features:

- Two Bedroom Mid Terrace Home
- Well Presented Modern Interior
- Lounge, Dining Kitchen
- First Floor Bathroom and Downstairs WC
- Off Road Parking
- Ideal First Time Buy

Situated in the popular residential area of Old Clee, this well presented two bedroom mid terrace home enjoys a convenient position close to local amenities, schools, and easy access to both central Grimsby and Cleethorpes.

The property offers a modern interior, making it an ideal choice for first time buyers, or those looking to downsize. The accommodation comprises a front aspect lounge, dining kitchen, and a downstairs WC located off the rear entrance porch. To the first floor are two bedrooms, along with a family bathroom.

Externally, the property benefits from off road parking to the front which can fit 2/3 cars, while to the rear is a good sized enclosed garden.



LOUNGE

12'11" x 11'1" (3.95 x 3.40)

Accessed via a front entrance porch, featuring a bow window to front aspect, and a traditional open fireplace.

DINING KITCHEN

12'10" x 9'4" (3.93 x 2.86)

Fitted with a range of shaker style units, worktops incorporating a stainless-steel sink, slot in gas cooker, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler.

WC

5'3" x 2'9" (1.62 x 0.86)

FIRST FLOOR

BEDROOM 1

12'2" x 10'11" (3.71 x 3.33)

Front aspect main bedroom, with built-in wardrobes.

BEDROOM 2

9'5" x 6'10" (2.88 x 2.09)

Rear aspect bedroom, with a built-in storage cupboard and access to the loft.

BATHROOM

6'5" x 5'7" (1.96 x 1.71)

Fitted with a pedestal basin, WC, and panelled bath with shower over.

COUNCIL TAX

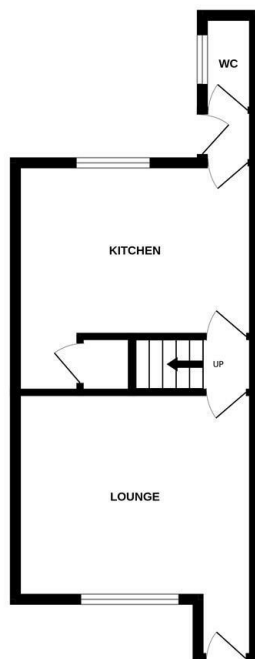
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TENURE

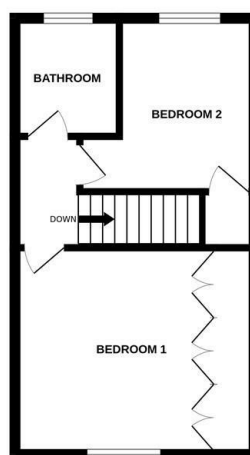
FREEHOLD



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

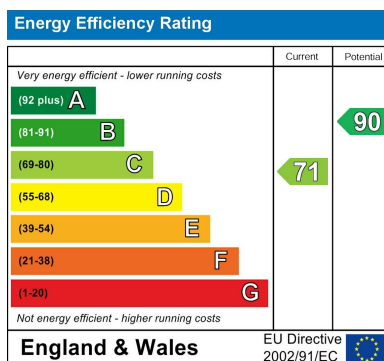


1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) 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 errors, 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. Made with Hefeng 12/2020



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