



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



32 Maidwell Way
Grimsby
DN34 5UP

**Offers in the Region Of
£90,000**

Crofts estate agents are delighted to offer for sale this unique one bedroom end of terrace property which is located on the ever popular Laceby Acres estate. Ideal for a first time buyer or investor, this property is expected to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools. Internal viewing will reveal the kitchen, lounge-diner, bedroom and bathroom. Externally there are low maintenance gardens with off road parking and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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Kitchen

8' 1" x 10' 10" (2.46m x 3.30m)

The kitchen has a window and door to the front elevation with a range of fitted units to base and eye level with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob.

Lounge

12' 5" x 10' 10" (3.79m x 3.30m)

The lounge-diner has French doors to the rear elevation and a radiator.

First Floor Landing

With a window to the front elevation, access to the loft and a storage cupboard.

Bedroom One

11' 6" x 10' 10" (3.51m x 3.30m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

8' 4" x 4' 5" (2.55m x 1.35m)

The bathroom has an opaque window to the front elevation, partially tiled walls, a radiator and a white suite with a WC, basin and a bath with an electric shower.

Outside

With parking to the front and a low maintenance area. The rear garden has a gate to the side and a spacious low maintenance area.

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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

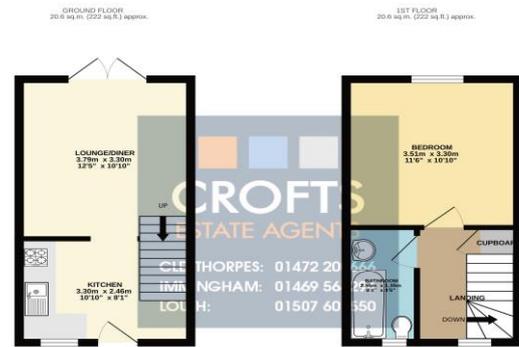
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

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

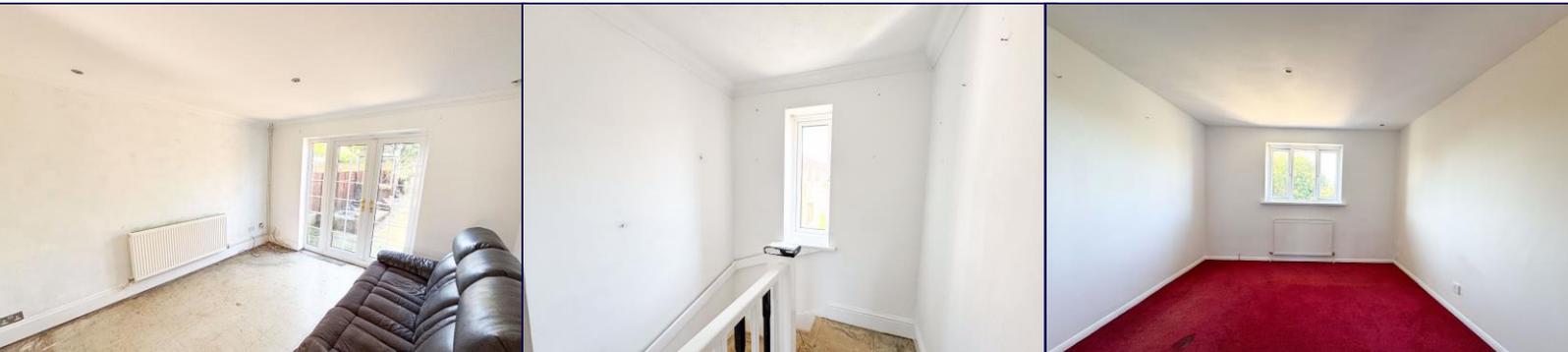
Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



TOTAL FLOOR AREA: 41.3 sq.m. (444 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the information provided, we do not warrant its accuracy. It is not Crofts 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. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.



DISCLAIMER - Although we have taken care to insure 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. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts 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. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.