



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Crescent Street

Grimsby
DN31 2HD

£70,000

Crofts Estate Agents are pleased to present to the market this two bed mid terrace property located in the heart of Grimsby. Being sold with NO FORWARD CHAIN on the vendors side, this house creates the perfect purchase opportunity for either a first time buyer or investor looking to increase their property portfolio. Internal viewing will reveal a lounge, dining room, kitchen, lobby that acts as a utility area and WC to the ground floor. Heading to the first floor there are two excellent size bedrooms and a large three piece bathroom suite. Early viewing is recommended.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Lounge

13' 9" x 11' 9" (4.19m x 3.58m)

The lounge comprises of carpeted flooring, neutral decor, gas fire, radiator and uPVC window to the front elevation.

Dining Room

10' 6" x 11' 9" (3.20m x 3.58m)

The dining room/sitting room consists of carpeted flooring, radiator and uPVC window.

Kitchen

11' 0" x 6' 2" (3.35m x 1.88m)

Located at the rear of the property is the fitted kitchen with vinyl flooring, sink with draining board and space for an oven and fridge freezer.

Bedroom 1

11' 7" x 15' 10" (3.53m x 4.82m)

The main bedroom is a brilliant size with carpeted flooring, uPVC window to the front and built in storage cupboard.

Bedroom 2

10' 6" x 15' 10" (3.20m x 4.82m)

Bedroom two briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the rear.

Bathroom

11' 0" x 6' 2" (3.35m x 1.88m)

This spacious bathroom benefits from a three piece suite consisting of a bath, WC and wash basin. There is also vinyl flooring and a uPVC window 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

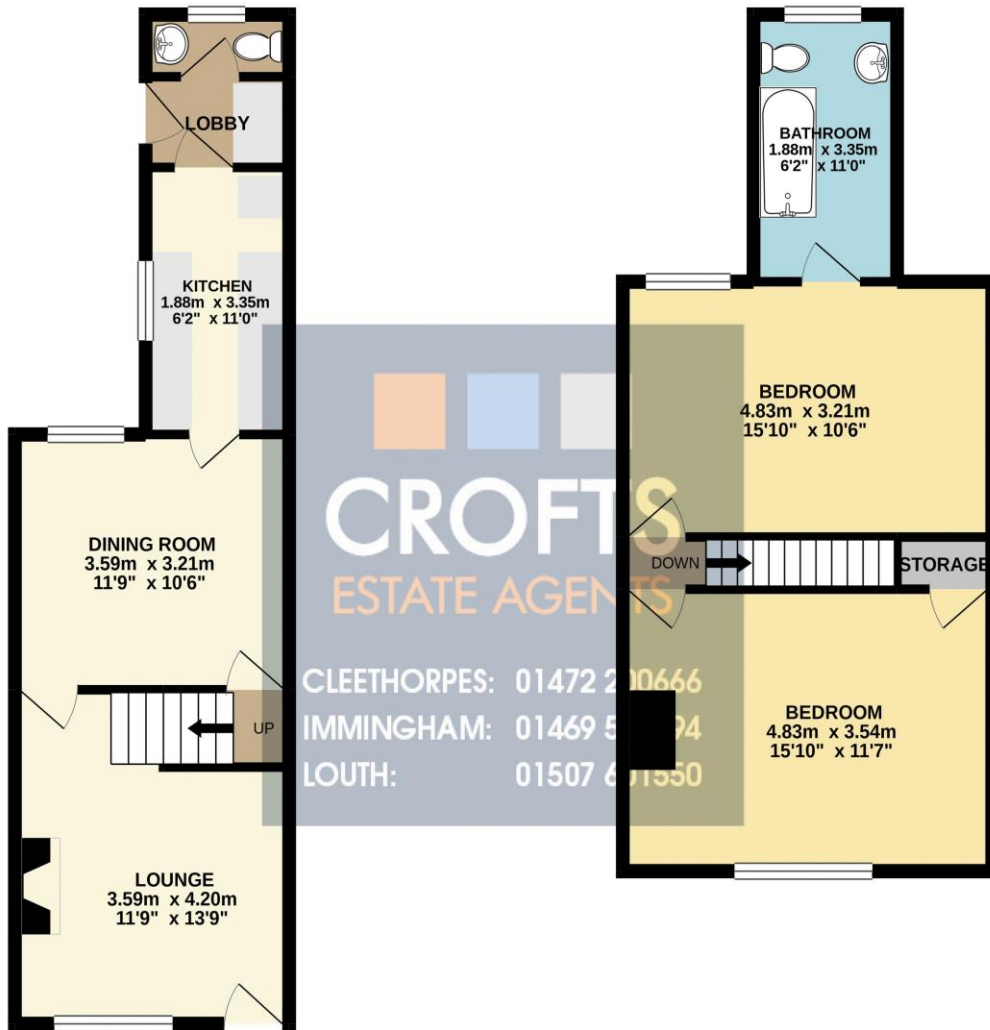
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



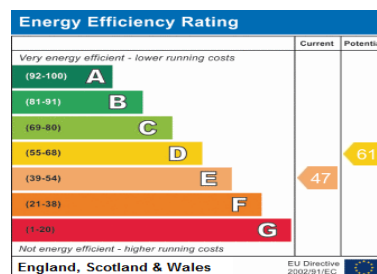
GROUND FLOOR
35.8 sq.m. (386 sq.ft.) approx.

1ST FLOOR
41.5 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA: 77.3 sq.m. (832 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.
Made with Metropix ©2021



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great 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 enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. 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 purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, 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.