



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



123 Crosby Road  
Grimsby  
DN33 1LY

Offers in the Region Of  
£145,000

Superb and impressive, hugely EXTENDED THREE BEDROOM semi detached house. Briefly comprising spacious accommodation including entrance hallway, kitchen, dining room, living room, conservatory, large extended second reception room, utility room, downstairs shower room and WC with three good size bedrooms and family bathroom to the first floor. The property has private enclosed low maintenance rear gardens, large workshop/studio and timber shed. Whilst to the front, the property has three off road parking bays with three separate gated entrances. The lovely family home sits in a popular location close to numerous local amenities including shops, schools and transport links.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

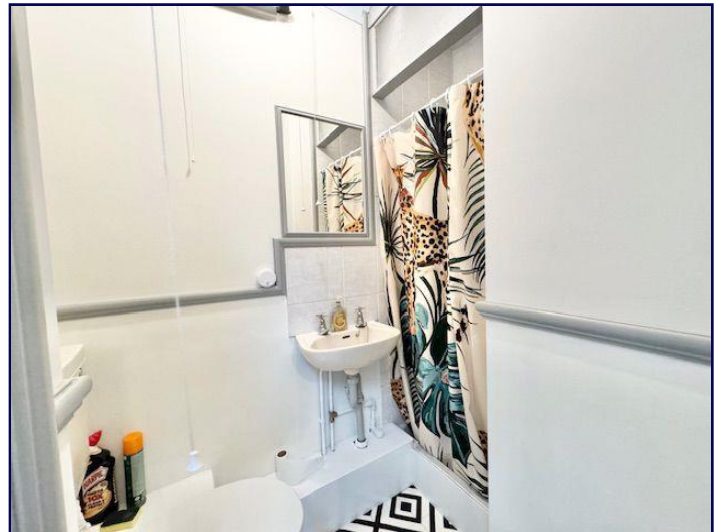
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**Entrance hall**

**Cloakroom**

**Kitchen**

12' 9" x 7' 0" (3.89m x 2.14m)

**Dining room**

8' 11" x 9' 4" (2.71m x 2.85m)

**Lounge**

14' 4" x 11' 5" (4.36m x 3.48m)

**Conservatory**

11' 8" x 7' 10" (3.56m x 2.39m)

**Dining hall**

**Utility room**

**Ground floor shower room**

5' 11" x 5' 3" (1.80m x 1.60m)

**Second reception room**

18' 6" x 12' 6" (5.63m x 3.80m)

**Workshop/Study**

14' 10" x 14' 6" (4.51m x 4.43m)

Internal conversion of old outside buildings now being used as a work from home salon.

**Stairs and landing**

**Bedroom One**

12' 8" x 11' 5" (3.85m x 3.47m)

**Bedroom Two**

11' 5" x 10' 2" (3.49m x 3.11m)

**Bedroom Three**

10' 4" x 7' 1" (3.14m x 2.16m)

**Family Bathroom**

7' 11" x 6' 0" (2.42m x 1.83m)

**Rear garden**

Low maintenance rear garden with slab patio area and astro turfed area with work shop and timber shed.

**Front garden and parking**

The front garden is now shaped into parking for three cars, all with individual gated access.

**Garden workshop**

Large timber work shop with flexible uses

**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.

**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](http://www.voa.gov.uk/cti)









OPEN 7 DAYS A WEEK

|                    |   |
|--------------------|---|
| Monday to Thursday | 9am to 5.30pm (Tuesday opening 9.30am)    |
| Friday             | 9am to 6.00pm                             |
| Saturday           | 9am to 3.00pm                             |
| Sunday             | 11am to 2.00pm (Louth & Immingham closed) |



