



Responso Avenue

Grimsby
DN32 9RG

Offers in the Region Of
£194,000

IDEAL FAMILY HOME - MODERN AND FRESH THROUGHOUT - POPULAR LOCATION - DRIVEWAY AND GARAGE - NEW ROOF IN 2022 - An opportunity to purchase a property that has been lovingly transformed into the property you see today by its current owners. With a modern and spacious flow throughout, complemented with a modern fitted kitchen and bathroom. Nearby there are many local amenities, schools, Grimsby College and also the popular Miller and Carter restaurant is only a short walk away. Town centres of both Grimsby and Cleethorpes's are both within a five minute drive also. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and WC to the ground floor. The first floor reveals three bedrooms and the bathroom. With low maintenance front and rear gardens, a driveway and garage 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:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals a spacious hallway with a radiator and laminate flooring. There is also fitted under stairs storage.

Lounge

11' 11" x 13' 5" (3.63m x 4.09m)

The lounge has a bay window with shutter blinds to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

13' 5" x 12' 4" (4.08m x 3.77m)

The dining room has French doors with a window either side to the rear elevation, a radiator and engineered wooden flooring.

Kitchen

18' 2" x 7' 3" (5.54m x 2.22m)

The kitchen has tri aspect windows, a radiator and a tiled floor. There is also a modern range of fitted units to base and eye level with a one and a half sink and drainer, plumbing for both a washing machine and slim line dishwasher and an electric oven and gas hob with an extractor over.

Lobby

A door off the kitchen opens into this lobby area with a door to the side elevation and access to the WC.

WC

4' 3" x 2' 11" (1.29m x 0.89m)

The WC has an opaque window to the side elevation, a tiled floor and a two in one WC and basin combined.

First Floor Landing

The first floor landing has a stained glass window to the side elevation, a radiator and a carpeted floor.

Bedroom One

13' 5" x 10' 3" (4.08m x 3.12m to wardrobe)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a wall of fitted wardrobes with sliding doors.

Bedroom Two

12' 0" x 12' 0" (3.65m x 3.65m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

8' 0" x 7' 10" (2.45m x 2.38m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also access to the loft.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

www.facebook.com/croftsestateagents



Bathroom

8' 4" x 7' 5" (2.53m x 2.26m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a white suite with a WC, vanity basin and a bath with a mains shower. There is also a fitted cupboard.

Garage

16' 0" x 9' 10" (4.87m x 3.00m at widest)

The garage has an up and over door, two windows to the side elevation and electrics.

Outside

With a gate opening to the reveal a low maintenance frontage and path to the front door. The driveway provides off road parking and then double gates open to reveal further space and access to the rear garden. The rear garden is a lovely courtyard style garden, with perimeter fencing, the ideal setting for alfresco dining.

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, all viewings are strictly by appointment only please.

Council Tax Information

Band B: 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 the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

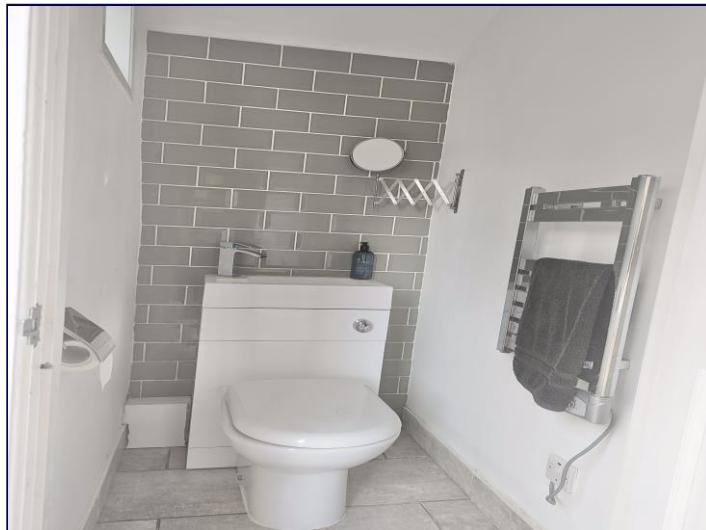
Property Management

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

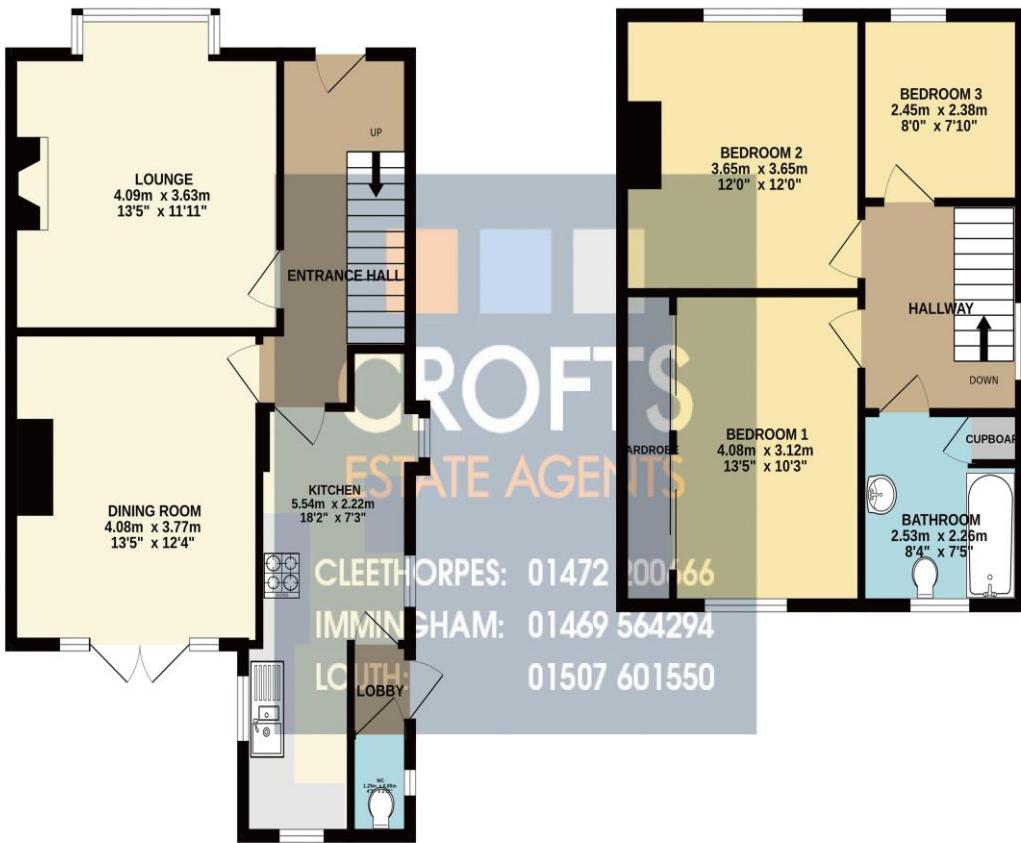
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
52.8 sq.m. (568 sq.ft.) approx.

1ST FLOOR
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA: 98.7 sq.m. (1063 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 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 enquiries, 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.