



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



Samuel Avenue

Grimsby
DN32 8ET

Offers in the Region Of
£130,000

Crofts estate agents are pleased to offer for sale with NO FORWARD CHAIN this spacious semi detached property located within a popular residential location. Ideally suited to a young family this property is ready for someone to move into and comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools and bus links. Internal viewing will reveal the entrance hall, lounge-diner, kitchen and cloakroom to the ground floor. To the first floor there are three bedrooms, two being doubles and the bathroom. Externally there are gardens to front and rear 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: 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



Entrance Hallway

Entering into the property reveals a stained glass window to the side elevation, a radiator and a carpeted floor.

Cloakroom

The cloakroom has an opaque window to the side elevation, a carpeted floor, a WC and a vanity basin.

Lounge

10' 6" x 11' 5" (3.21m x 3.48m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Dining Room

14' 4" x 10' 8" (4.36m x 3.25m)

The dining room found off the lounge has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

14' 0" x 6' 11" (4.26m x 2.12m)

The kitchen has a window to the rear and side elevation, door to the rear elevation, a radiator and a tiled floor. There is a range of fitted units to base and eye level with a sink and drainer and plumbing for a washing machine.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft and a carpeted floor.

Bedroom One

10' 6" x 11' 5" (3.21m x 3.49m)

Bedroom one has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

12' 6" x 10' 8" (3.80m x 3.25m)

Bedroom two has a window to the rear elevation, a radiator, built in storage and a carpeted floor.

Bedroom Three

9' 0" x 7' 0" (2.75m x 2.13m)

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

Bathroom

5' 6" x 6' 2" (1.68m x 1.88m)

The bathroom has an opaque window to the front elevation, partially tiled walls, a radiator and vinyl flooring. There is also a WC, basin and bath with electric shower and glass screen over.

Outside

Outside there are well kept gardens with the front having a lawn, established shrubs and the ability to create off road parking. The rear garden has a well kept lawn, a patio and decked area, established shrubs, lovely flower beds and a shed.

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 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 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

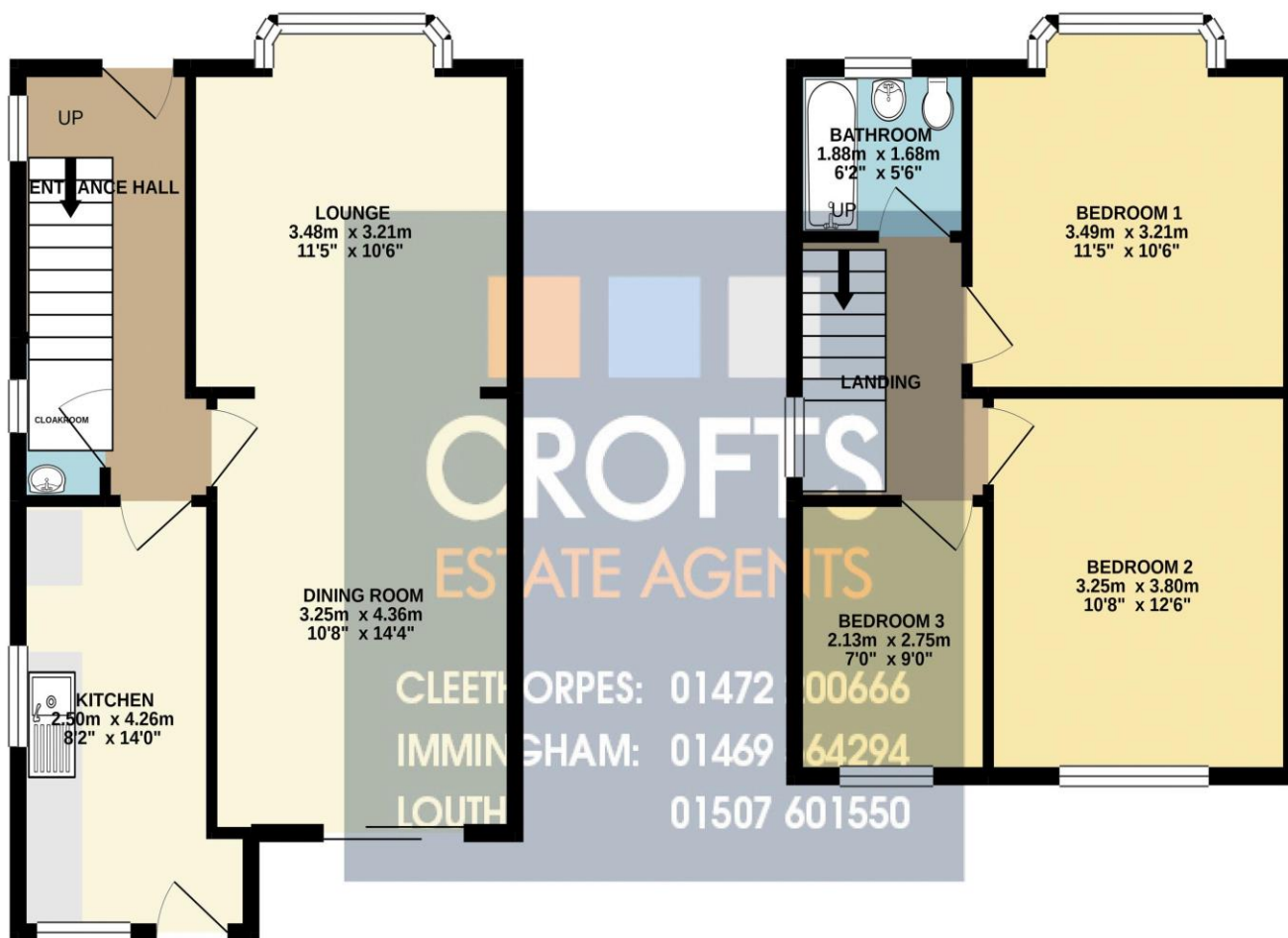
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



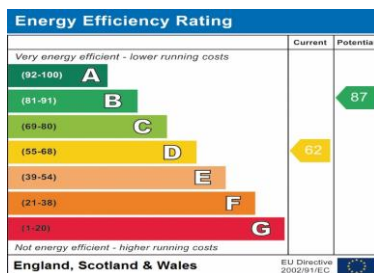
GROUND FLOOR
43.6 sq.m. (470 sq.ft.) approx.

1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA : 81.8 sq.m. (880 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 ©2020



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.