



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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IMMINGHAM  
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01507 601550

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



Frederick Street

Grimsby  
DN31 1RG

Offers in the Region Of  
£65,000

Crofts estate agents are delighted to offer for sale this spacious mid terrace property which is located within the popular town of Grimsby. Being offered for sale with NO FORWARD CHAIN, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools. Internal viewing will reveal the lounge, dining room, kitchen, a WC along with a bathroom and three bedrooms. There is also a handy loft room. Externally there are gardens to the 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: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

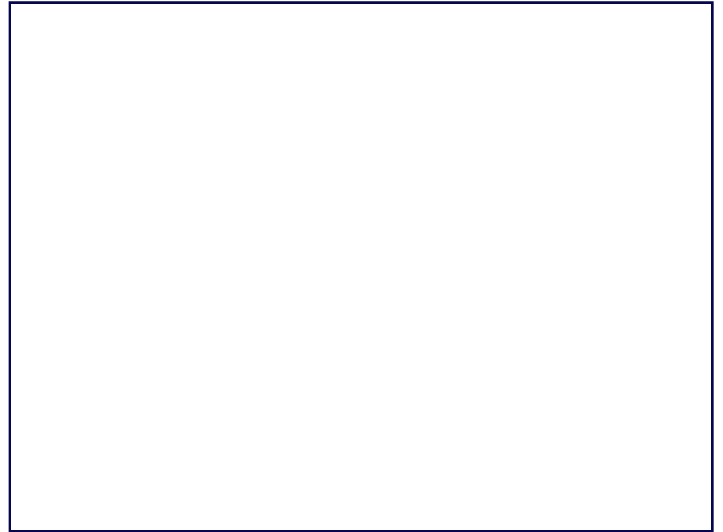
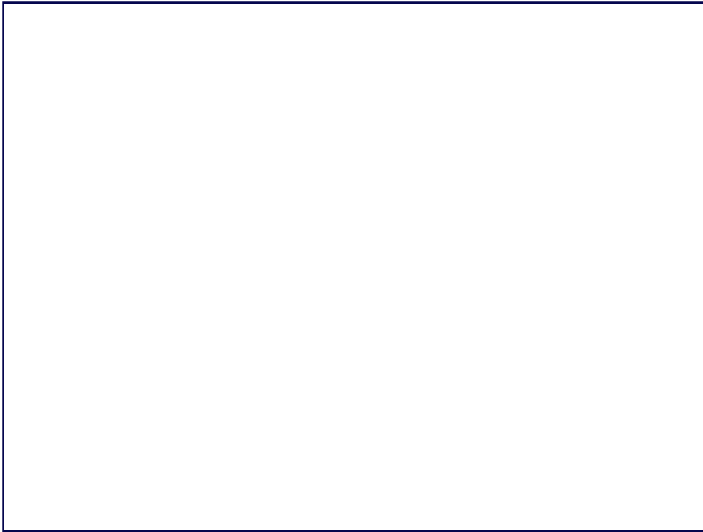
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#### **Entrance Hall**

Entering the property reveals a radiator and a carpeted floor.

#### **Lounge**

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

#### **Dining Room**

The dining has a window to the rear elevation, a radiator and laminate flooring.

#### **Kitchen**

The kitchen has a window to the side elevation, a radiator and a tiled floor. There is also a fitted kitchen with a sink and drainer, plumbing for a washing machine and an electric oven and hob.

#### **Lobby**

Off the kitchen with a door to the side elevation.

#### **WC**

With a radiator, tiled floor, basin and WC.

#### **First Floor Landing**

The first floor landing has a radiator and a carpeted floor.

#### **Bedroom One**

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

#### **Bedroom Two**

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

#### **Bedroom Three**

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

#### **Bathroom**

The bathroom has an opaque window to the side elevation, a WC, basin and a bath.

#### **Loft Room**

stairs off the landing provide access to a handy loft room.

#### **Outside**

There are gardens to the front and 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.

**Viewings**

Please contact the relevant marketing office, 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)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

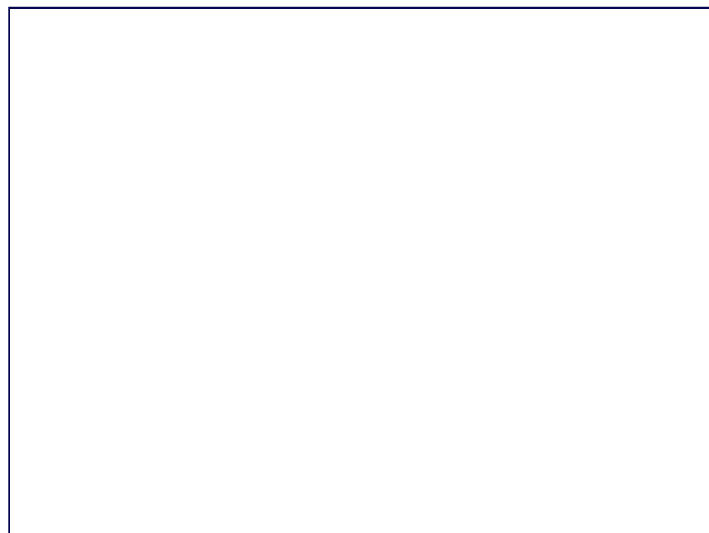
**Property Management**

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.*



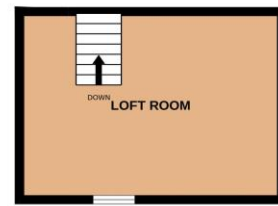
GROUND FLOOR



1ST FLOOR



ROOM IN A ROOF



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 is given as to their operability or efficiency can be given.  
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