



# 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



## Fraser Street

Grimsby  
DN32 8AQ

£84,950

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





### Property Introduction

Spacious Three Bedroom Mid-Terrace – Ideal for First-Time Buyers or Investors Early viewing is highly recommended on this well-proportioned three double bedroom mid-terrace property, offering an excellent opportunity for both first-time buyers and buy-to-let investors alike. The home benefits from gas central heating and uPVC double glazing, ensuring comfort and efficiency throughout. The accommodation briefly comprises an entrance porch leading into a dining/sitting room and a separate lounge, providing versatile living spaces. To the rear, there is a fitted kitchen, utility/lobby area, and a ground floor bathroom. Upstairs, the property features a landing and three generously sized double bedrooms, making it perfect for families or shared living. Externally, the property enjoys gardens to both the front and rear, with the rear garden benefitting from a sunny southerly aspect, ideal for outdoor relaxation. This property combines spacious accommodation with excellent investment potential and is conveniently located close to local amenities, schools, and transport links.

### Entrance Porch

uPVC double glazed Georgian styled entrance door to the front elevation. Inner door through to the hallway.

### Dining Room

13' 9" x 13' 2" (4.190m x 4.007m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling. Dog leg staircase leading to the first floor.

### Lounge

12' 2" x 13' 1" (3.697m x 3.989m)

Offering uPVC double glazed window to the rear elevation, the lounge is attractively presented and has coving to the ceiling and dado rail to the walls. Central heating radiator. Electric fire with surround.

### Kitchen

12' 7" x 7' 10" (3.841m x 2.394m)

The kitchen offers a good array of fitted wall and base units with contrasting work surfacing with inset sink and drainer and tiled splashback. Integrated double oven and four ring gas hob with chimney extractor over. Integrated dishwasher. Two uPVC double glazed windows to the side aspect.

### Lobby/Utility

uPVC double glazed entry door out to the garden. Space and plumbing for a washing machine,

### Bathroom

5' 6" max x 7' 2" (1.671m x 2.180m)

Equipped with a close coupled w.c, pedestal wash hand basin and a P-shaped shower bath with shower fitment and screen over. Part tiled and part aqua boarding to the walls.

### First Floor Landing

Access to all three bedrooms.

#### Bedroom One

10' 6" x 13' 1" (3.191m x 3.999m)

uPVC double glazed window to the front elevation. Central heating radiator.

#### Bedroom Two

12' 3" x 10' 0" (3.741m x 3.043m) max

uPVC double glazed window to the rear elevation. Central heating radiator. Storage cupboard located over the stairs.

#### Bedroom Three

12' 7" x 7' 11" (3.840m x 2.408m)

The third and final bedroom is a good size and can accommodate a double bed. uPVC double glazed window to the rear elevation. Central heating radiator. Storage cupboard housing the gas boiler.

### Outside

The property benefits from gardens to both the front and rear elevations, with the rear garden enjoying a relatively sunny aspect.

### 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.

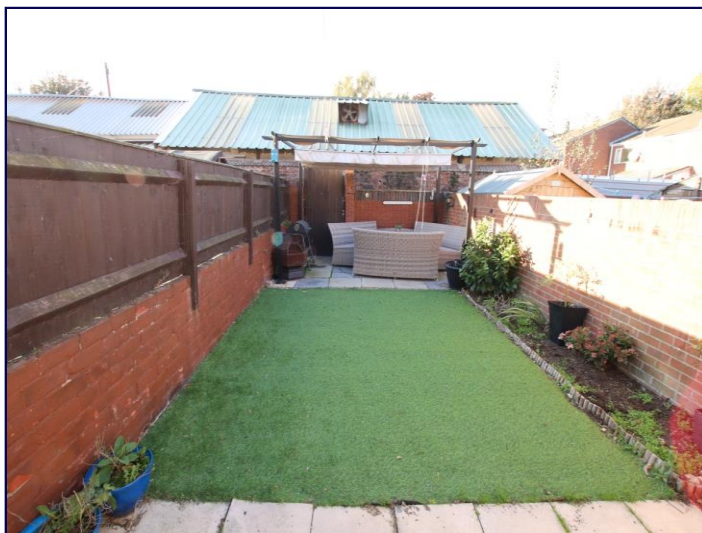
### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

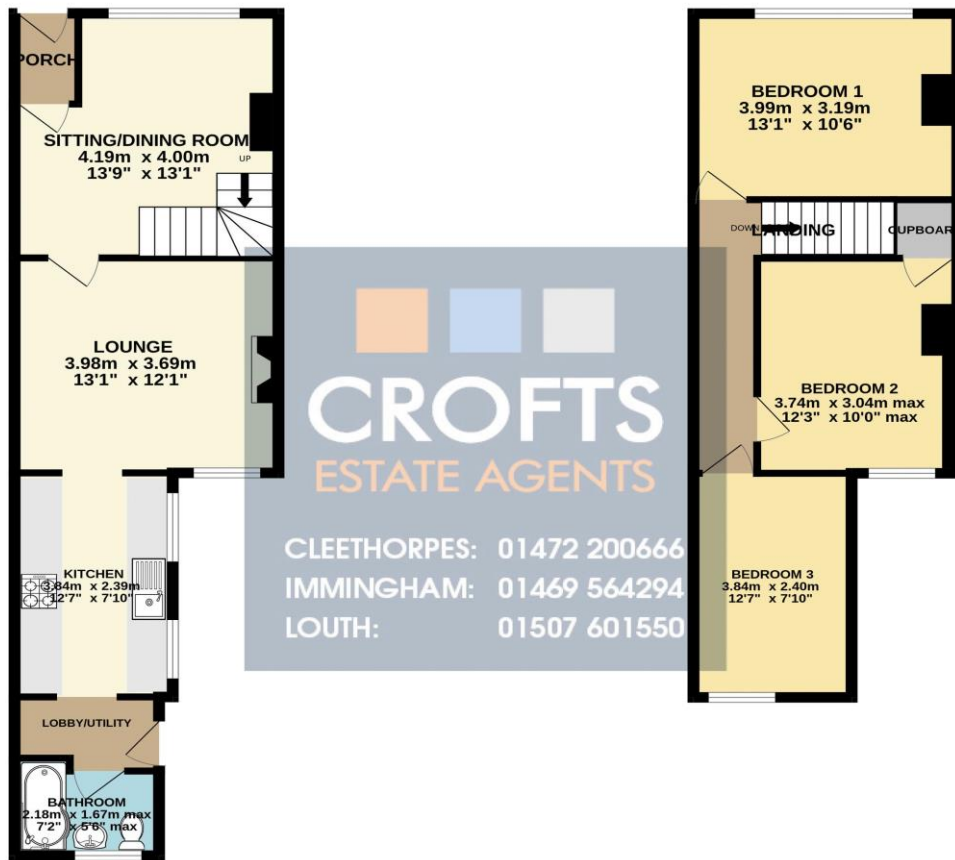
### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.



GROUND FLOOR  
45.8 sq.m. (493 sq.ft.) approx.

1ST FLOOR  
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA: 85.2 sq.m. (917 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 ©2025

**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.