



# CROFTS ESTATE AGENTS

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



Littlefield Lane

Grimsby  
DN34 4PN

Offers in the Region Of £150,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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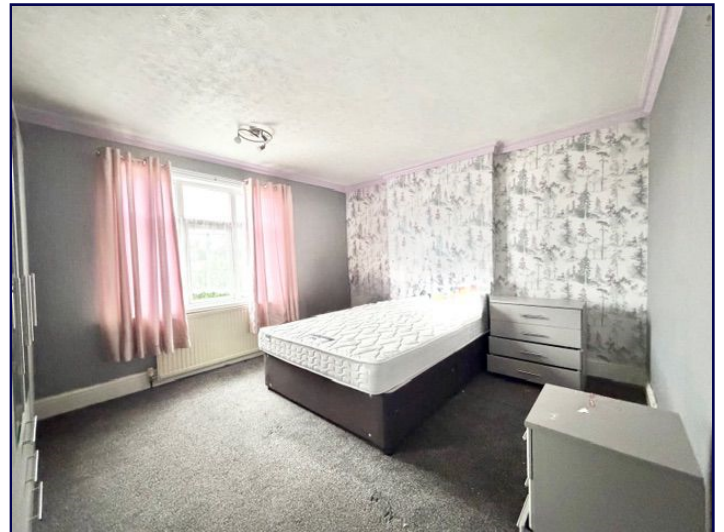
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### Property Introduction

\*A Great Opportunity in a Prime Location ??\* We are pleased to offer this three-bedroom semi-detached house, perfectly situated close to Grimsby town centre. With no forward chain, this property presents a fantastic opportunity for buyers looking to add their own touch. The house briefly comprises a spacious entrance hall, two ground floor reception rooms, a cloakroom, and a breakfast kitchen. The first floor features three bedrooms and a bathroom, accessed via the stairs and landing. The property also benefits from a good-sized rear garden and off-road parking for multiple cars. Whilst the property is in need of improvement and a good general tidy up, it offers excellent potential for buyers looking for a project. Its proximity to Grimsby town centre makes it an attractive option for those looking for a convenient and central location. With a bit of TLC, this property could be transformed into a lovely home. Schedule a viewing today and make it yours! Would you like to know more about the local area or arrange a viewing?

### Entrance hall

### Lounge

### Dining room

### Kitchen breakfast room

### Cloakroom

### Stairs and landing

### Bedroom One

### Bedroom Two

### Bedroom Three

**Bathroom**

**Rear garden**

**Front garden and driveway**

#### **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.

#### **Council Tax Information**

Band B: 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf providing



