



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



4 Miller Avenue

Grimsby
DN32 8JW

Offers in the Region of
£140,000

Crofts estate agents are pleased to offer for sale this semi detached property which is located within the popular Old Clee area. This property requires a scheme of modernisation but is priced to reflect this and viewing is highly advised. Nearby there are a wide variety of local amenities, schools and also the town centres of Grimsby and Cleethorpes are nearby. Internal viewing will reveal the entrance hall, lounge, dining room and kitchen all to the ground floor. To the first floor there are three bedrooms and the bathroom. Externally there are gardens to front and rear, the ability to create off road parking and a fantastic garden space to the side ideal for a summer house or to be a large decked or paved area. The property also benefits from uPVC double glazing and gas central heating. This property has also had an electrical rewire.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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Entrance Hall

Entering the property reveals a radiator and laminate flooring and also access to the under stairs cupboard.

Lounge

9' 11" x 11' 11" (3.01m x 3.64m)

The lounge has a bay window to the front elevation and a radiator.

Dining Room

12' 8" x 10' 11" (3.85m x 3.34m)

The dining room has a bay window to the rear elevation and a radiator.

Kitchen

20' 0" x 6' 9" (6.09m x 2.06m)

The kitchen has dual aspect windows to both side elevations, a door to the side, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer and plumbing for a washing machine.

First Floor Landing

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

Bedroom One

12' 8" x 10' 11" (3.85m x 3.32m)

Bedroom one has window to the rear elevation, a radiator and built in storage cupboards.

Bedroom Two

9' 10" x 12' 0" (2.99m x 3.65m)

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

Bedroom Three

9' 1" x 6' 11" (2.76m x 2.11m)

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

Bathroom

6' 11" x 5' 10" (2.12m x 1.79m)

The bathroom has an opaque window to the front elevation, a heated towel rail and a white suite with a WC, basin and a bath.

Outside

To the front and rear there are gardens with the ability to create off road parking to the front and a lawn to the rear. There is a gate to the side and a fantastic space to the rear to the side which is ideal for many different things from a summer house to a large patio area.

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
44.5 sq.m. (479 sq.ft.) approx.

1ST FLOOR
37.2 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 81.6 sq.m. (879 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.
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BROCHURE APPROVAL

I/ We can confirm that the information in this brochure is accurate and factually correct

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