



# 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



## Landeck Avenue

Grimsby  
DN34 4PR

Offers in the Region Of  
£139,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this end terrace property which is situated within close proximity to Grimsby town centre. The current owners have had a full new re-wire, new boiler installed and also a brand new kitchen and bathroom. Ready for someone to finish off for any new owners just needing to decorate and choose floor coverings. The radiators are due to be refitted and new images will follow once complete. Ideally suited to a first time buyer or younger family, this property offers plenty of space to live in and even the opportunity to extend to the side subject to the relevant planning applications which may be required. Nearby to local amenities, this property will appeal to a variety of buyers and comes with viewing highly advised. Internally there are gardens to the front, side and rear with a driveway and garage. The property also benefits from uPVC double glazing and gas central heating.

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### Entrance Hall

Entering the property reveals a spacious hallway.

### Lounge/Diner

22' 1" x 11' 11" (6.72m x 3.63m)

The lounge-diner has a bay window to the front and a window to the rear elevation.

### Kitchen

9' 5" x 9' 6" (2.86m x 2.90m)

The kitchen has a window to the rear elevation, laminate flooring and a modern fitted kitchen with a sink and drainer and an electric oven and hob with an extractor over.

### Conservatory

7' 5" x 7' 9" (2.26m x 2.35m)

The conservatory has tri aspect windows, a door to the front elevation and laminate flooring.

### Bedroom One

11' 10" x 10' 9" (3.61m x 3.27m)

Bedroom one has a window to the front elevation.

### Bedroom Two

10' 0" x 11' 3" (3.04m x 3.42m)

Bedroom two has a window to the rear elevation.

### Bedroom Three

7' 5" x 7' 3" (2.25m x 2.20m)

Bedroom three has a window to the front elevation.

### Bathroom

5' 5" x 6' 8" (1.66m x 2.03m)

The bathroom has an opaque window to the rear elevation, a WC, basin and a bath with a glass shower screen.

### Garage

The garage has an up and over door with a window to the side elevation.

### Outside

A gate opens to reveal access to the front garden with a lawn and established shrubs which continue down the side. The rear garden has a driveway and a nice space for a family to enjoy.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services with the exception of mains gas 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](http://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](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  
42.5 sq.m. (457 sq.ft.) approx.

1ST FLOOR  
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA : 78.8 sq.m. (849 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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