



# CROFTS ESTATE AGENTS

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8 Wall Street

Grimsby  
DN34 4BH

£74,950

Coming to the market with NO FORWARD CHAIN on the sellers side is this good sized three bedroom mid terrace house. In need of a thorough course of renovation and modernisation this property is solidly built and well cared for over the years. Offering a modern layout of open plan kitchen diner and separate lounge this property also benefits from ground floor cloakroom and first floor bathroom as well as entrance hall, rear lobby and three bedrooms. Outside, this lovely starter home or investment buy has low maintenance front and rear gardens and is positioned close to conveniences, bus routes, schools and amenities as well as being only a short walk or drive to Grimsby Town centre. The property is priced keenly taking into account the cost of refurbishment, so fingers on the triggers, call to book your viewing NOW!.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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#### Entrance porch

1' 11" x 5' 9" (0.58m x 1.76m)

A small porch to the front has uPVC frosted door and uPVC window, cream painted walls and carpet.

#### Entrance hall

6' 11" x 3' 2" (2.11m x 0.96m)

The entrance hall has stairs to first floor with cream walls, carpet, frosted uPVC door from the porch, electric wall heater and pendant light.

#### Lounge

12' 3" x 12' 1" (3.74m x 3.68m)

The lounge is a good size and opens up into a uPVC bay window with vertical blinds. The room has cream decor to coving, pattern carpet, ceiling light and gas fire with wood surround and cream marble inset and hearth.

#### Kitchen diner

11' 1" x 15' 0" (3.38m x 4.56m)

A spacious area offers an open plan kitchen diner area with laminated wood effect kitchen to one side of the room and space for dining the other. The kitchen has cream work tops and splash back tiling, space for appliances including washing machine, low level fridge and cooker, one and a half sink drainer, cream decor to coving and wood paneling, two uPVC windows to the rear, uPVC frosted door to the rear, gas wall heater, ceiling light and two wall lights and wood laminate flooring.

#### Rear lobby

3' 9" x 8' 4" (1.15m x 2.55m)

The rear lobby is a useful space that leads to outside and the ground floor cloakroom. The room has uPVC door to the rear, wood glazed window, cream floor tiles, wood panel walls, extractor and ceiling light.

#### Cloakroom

4' 5" x 2' 6" (1.34m x 0.75m)

The cloakroom has WC, cloudy white splash back tiling, cream decor, tiled floor, wall light and frosted wood window.

#### Stairs and landing

The stairs and landing have carpet and cream decor with the landing having pendant light and loft access.

#### Bedroom One

12' 4" x 9' 6" (3.76m x 2.90m)

The main bedroom has pink decor, uPVC window to the front, wall heater, carpet and pendant light.

#### Bedroom Two

11' 2" x 9' 4" (3.40m x 2.84m)

Bedroom Two has purple carpet, cream and white decor, uPVC window to the rear, picture rail and pendant light.

### Bedroom Three

8' 4" x 5' 2" (2.53m x 1.58m)

The third bedroom has pink carpet, uPVC window to the front, cream decor and a pendant light.

### Family Bathroom

5' 6" x 5' 3" (1.67m x 1.59m)

The bathroom has a white three-piece suite with cloudy cream tiles, grey mosaic effect vinyl floor, frosted uPVC window to the rear, blue decor, ceiling light and chrome electric towel rail.

### Rear garden

The rear garden is of low maintenance with a concrete path to a timber gate to an alley way, concrete patio area with a low brick wall, timber garden shed with low walls and timber fencing to the boundaries.

### Front garden

The front garden is walled with an iron gate to the pavement. The garden is laid with block paving with soil borders.

### 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 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 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

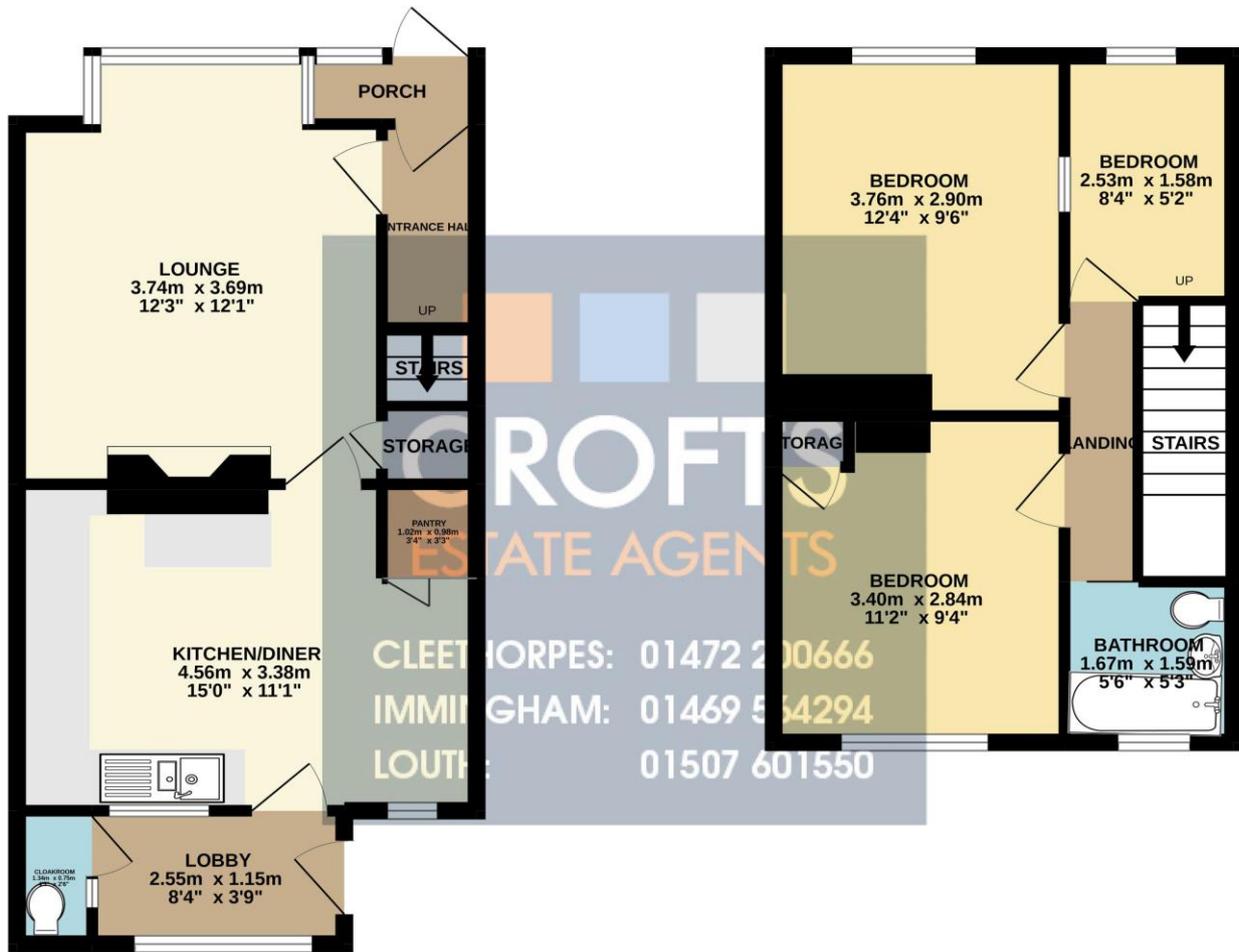
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters.

**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  
39.3 sq.m. (423 sq.ft.) approx.

1ST FLOOR  
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 71.4 sq.m. (768 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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