



# CROFTS ESTATE AGENTS

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



Edge Avenue

Grimsby  
DN33 2DW

Offers in the Region Of £149,950

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### Property Introduction

No Forward Chain – A fantastic opportunity to acquire this three-bedroom end terrace home on Edge Avenue, Grimsby, ideal for a young family or landlord. Stepping inside, the ground floor offers a welcoming lounge, perfect for everyday family living, followed by a separate dining room that provides versatile space for meals, homework or entertaining. The adjoining kitchen is fitted for practical cooking and storage needs. To the first floor, you'll find three well-proportioned bedrooms, accommodating family members or offering room for a home office. The family bathroom completes the first-floor layout, with neutral fittings and natural light. Externally, this property benefits from gardens to both the front and rear, offering space for outdoor enjoyment, gardening or relaxing in the summer months. As an end terrace, there's added privacy and potential for further improvements to maximise value. Located in the established residential area of Grimsby, Edge Avenue is close to local schools, amenities, transport links and recreational facilities, making it a convenient and sought-after address. With no onward chain, this property is ready for a smooth and timely move, whether you're a first-time buyer, growing family or investor looking to add to your portfolio.

### Entrance hall

0' 0" x 0' 0" (0m x 0m)

With a window to the side elevation, a radiator and laminate flooring.

### Lounge

12' 9" x 10' 7" (3.89m x 3.22m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

### Dining room

10' 6" x 9' 0" (3.21m x 2.75m)

The dining room has a window to the rear elevation, a radiator and laminate flooring.

### Kitchen

10' 6" x 8' 4" (3.21m x 2.55m)

The kitchen has a window to the rear elevation, door to the side, a radiator and a tiled floor. There is also a fitted kitchen with a sink and drainer and plumbing for a washing machine.

### Stairs and Landing

With a window to the side elevation, access to the loft and carpeted floor.

### Bedroom One

13' 3" x 10' 3" (4.04m x 3.13m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom Two

10' 2" x 9' 11" (3.11m x 3.02m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom Three

9' 7" x 7' 2" (2.92m x 2.19m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

### Bathroom

5' 7" x 7' 7" (1.69m x 2.31m)

The bathroom has dual aspect windows to the rear and side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and bath with an electric shower over.

### Outside

The front is accessed through a gate and enclosed by perimeter hedges and reveals a lawn to the front and the side. There are also two secure outside storage rooms, one with electrics. The rear garden has a further lawn, a patio area and is enclosed by perimeter fencing.

### 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>

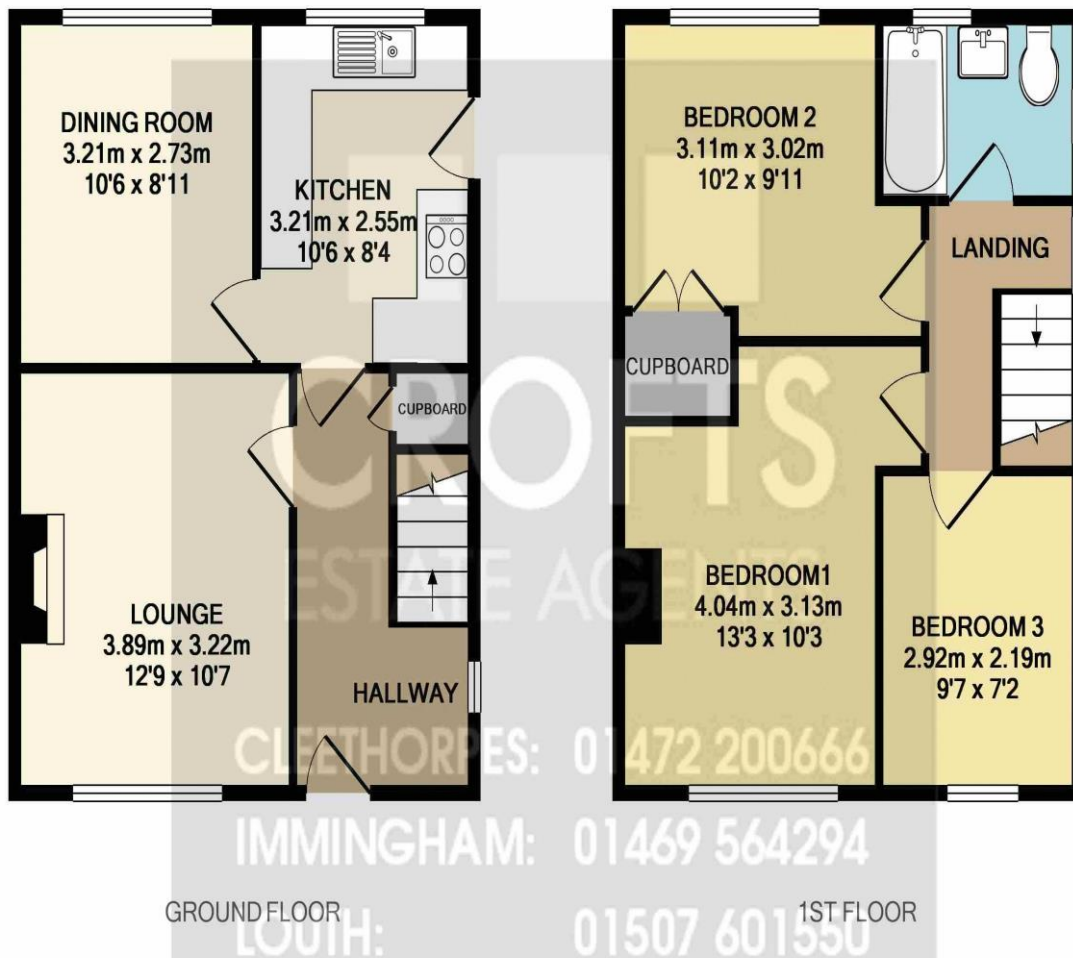
### Viewings

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

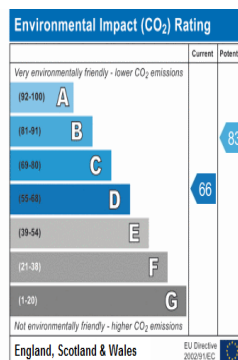
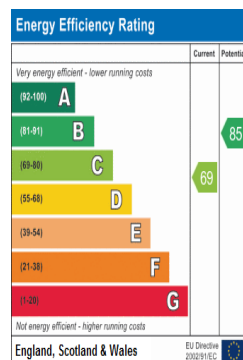
### Council Tax Information

Band A: To confirm council tax banding for this property please





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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