



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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01472 200666

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



Drew Avenue  
Grimsby  
Grimsby  
DN32 0AY

£167,950

Crofts Estate Agents are delighted to offer for sale this delightful three bedroom semi detached property located within the town of Grimsby. Ideal for a young family this property is sure to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and also the town centre, which is only a short drive. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and shower room to the ground floor. To the first floor there are two double bedrooms, the box room which is ideal for a nursery or study and a three piece bathroom suite, which is located to the top of the landing. Externally there are gardens to front and rear with ample off road parking. The property also benefits from uPVC double glazing and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Lounge

10' 10" x 11' 2" (3.30m x 3.40m)

This bay fronted lounge comprises of carpeted flooring, radiator and GazCo Living Flame fires.

### Sitting Room

9' 10" x 14' 0" (2.99m x 4.26m)

Found at the rear, this spacious sitting room benefits from carpeted flooring, radiator, GazCo Living Flame fires and French doors which open out to the rear garden.

### Kitchen

9' 2" x 14' 5" (2.79m x 4.39m)

This extended kitchen benefits from base and wall mounted units, integral oven, hob with extractor above, plumbing for a washing machine, tiled splashback, one and a half sink with drainer and uPVC door to the side.

### Bedroom 1

9' 10" x 11' 6" (2.99m x 3.50m)

Bedroom one briefly comprises of fitted wardrobes, carpeted flooring, coving, radiator and uPVC window to the rear elevation.

### Bedroom 2

9' 1" x 11' 2" (2.77m x 3.40m)

Bedroom two comprises of carpeted flooring, radiator, built in storage and uPVC window to the front elevation.

### Bedroom 3

5' 2" x 5' 6" (1.57m x 1.68m)

Bedroom three comprises of carpeted flooring, radiator and uPVC window to the front elevation.

### Bathroom

5' 9" x 6' 11" (1.75m x 2.11m)

Benefitting from a bath, WC, basin, tiled flooring, radiator and uPVC window to the side elevation.

### Externally

Externally there are gardens to front and rear with ample off road parking and carport.

**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.

**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.

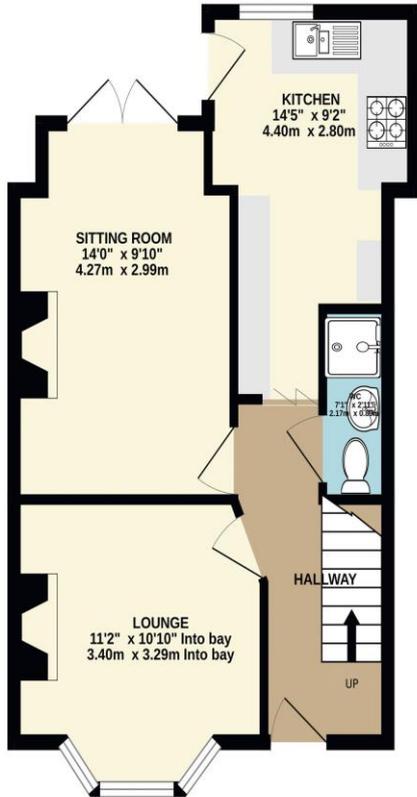
**Mortgage and Financial Advice**

With access to 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

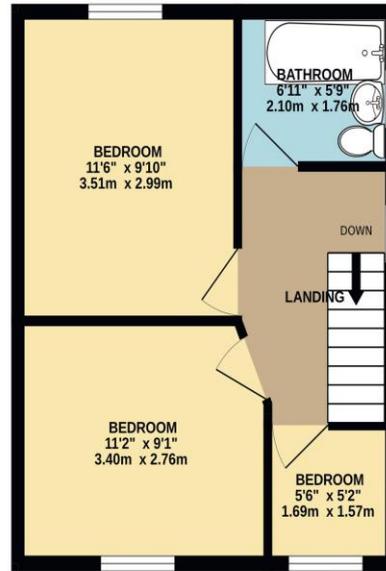
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.

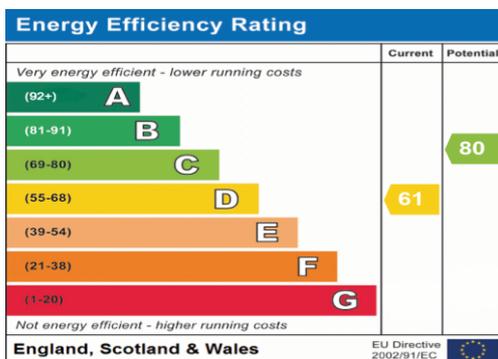


1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) 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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**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.