



# CROFTS ESTATE AGENTS

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



Eleanor Street

Grimsby  
DN32 8AL

Offers in the Region Of £79,950

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### Property Introduction

Located on the popular Eleanor Street in Grimsby, this well-proportioned mid-terrace property offers comfortable and practical living space, ideal for first-time buyers, families, or investors alike. The accommodation begins with a welcoming lounge to the front of the property, providing a cosy space for relaxation. To the rear, a separate dining room offers an excellent area for family meals or entertaining, leading through to a fitted kitchen with a range of wall and base units and space for essential appliances. The ground floor layout flows well and makes great use of the available space. To the first floor, the property boasts three bedrooms, comprising two good-sized doubles and a further single bedroom, suitable for a child's room, home office, or guest space. Completing the first floor is a modern shower room fitted with a shower enclosure, wash basin, and WC. Externally, the property benefits from low maintenance gardens to both the front and rear, offering outdoor space without the upkeep, ideal for busy lifestyles.

### Entrance Hall

Entering the property reveals a radiator and laminate flooring.

### Lounge

11' 4" x 10' 3" (3.45m x 3.12m)

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

### Dining Room

12' 0" x 10' 11" (3.66m x 3.32m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor.

### Kitchen

21' 11" x 9' 0" (6.67m x 2.74m)

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

### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

11' 3" x 13' 9" (3.44m x 4.20m)

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

### Bedroom Two

12' 1" x 8' 5" (3.69m x 2.56m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom Three

10' 0" x 9' 2" (3.04m x 2.79m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also a cupboard with the boiler located inside.

### Shower Room

6' 0" x 5' 2" (1.82m x 1.58m)

The shower room has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and a shower cubicle with a mains shower.

### Outside

With low maintenance gardens to the front and rear.

### 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 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

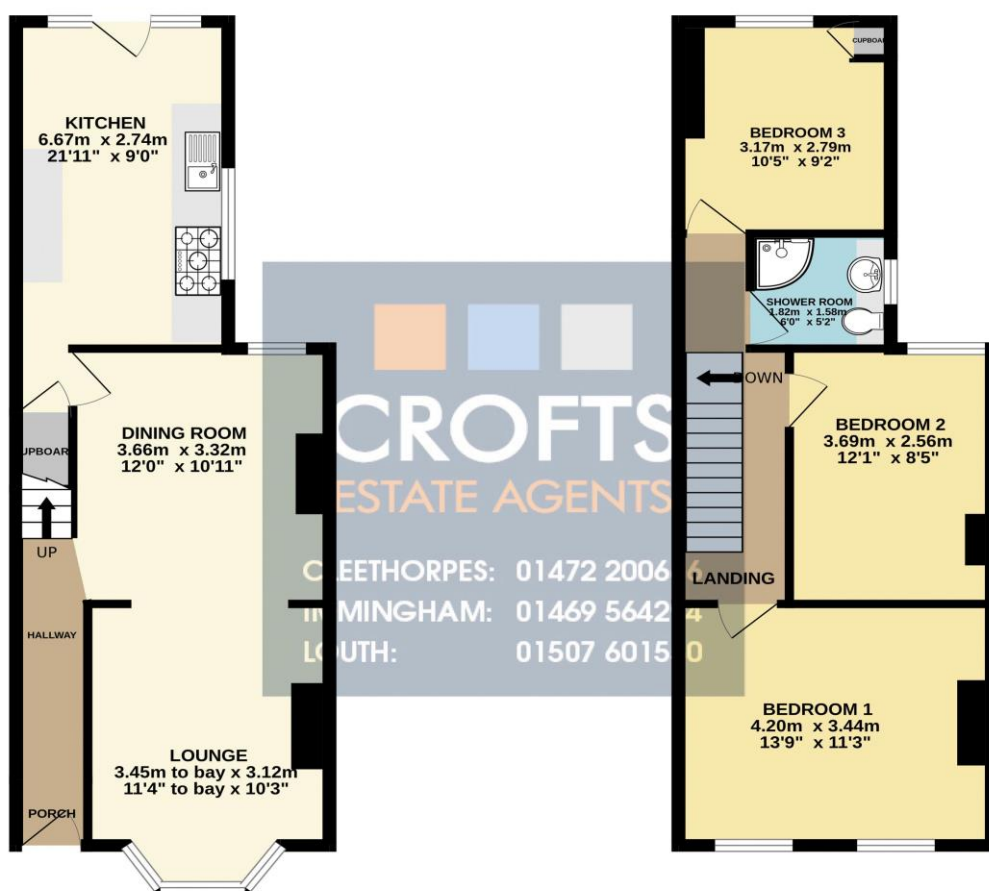
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
41.7 sq.m. (449 sq.ft.) approx.

1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 82.3 sq.m. (886 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**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.