



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Gloucester Avenue

Grimsby
DN34 5BP

Offers in the Region Of
£179,950

Crofts estate agents are delighted to offer for sale this modern, three bedroom semi detached residence which is located within a popular location within the town centre of Grimsby. Retaining some of the original period features including the stained glass entrance door. Ideally suited to a family, this property offers stylish modern living at a realistic price and the only way to appreciate this property is by internal viewing. Throughout there is a modern and fresh decor and internal viewing will reveal the entrance hall, lounge, dining room, kitchen, utility cupboard, three bedrooms and a modern bathroom. Externally there are gardens to the front and rear with off road parking to the front and the rear garden is a fantastic size and also has a garage at the bottom. 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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals a welcoming space with a modern finish which echoes throughout with a radiator and vinyl flooring. There is also a cupboard under the stairs with a window to the side and plumbing for a washing machine.

Lounge

11' 5" x 12' 1" (3.47m x 3.69m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

12' 11" x 11' 4" (3.93m x 3.46m)

The dining room has a bay window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place.

Kitchen

13' 1" x 9' 0" (3.98m x 2.75m)

The kitchen has dual aspect windows to the rear and side elevation, a heated towel rail and laminate flooring. There is also a modern fitted kitchen with a ceramic one and a half sink and drainer, a FIVE ring gas hob with an extractor over and an electric oven. There is also a door to the side to the rear garden.

First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

Bedroom One

11' 4" x 12' 1" (3.45m x 3.69m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also access to the loft.

Bedroom Two

12' 11" x 11' 5" (3.93m x 3.47m)

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

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)

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

Bathroom

7' 9" x 6' 0" (2.35m x 1.84m)

The bathroom has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a WC, vanity basin, fitted storage and a bath with a mains shower over and partially tiled walls.

Garage

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

Outside

With a low maintenance frontage providing off road parking and then gates open to the rear garden. The rear garden is a great size with a feature patio area ideal for alfresco dining and a good sized lawn ideal for a family with established shrubs and a 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.

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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

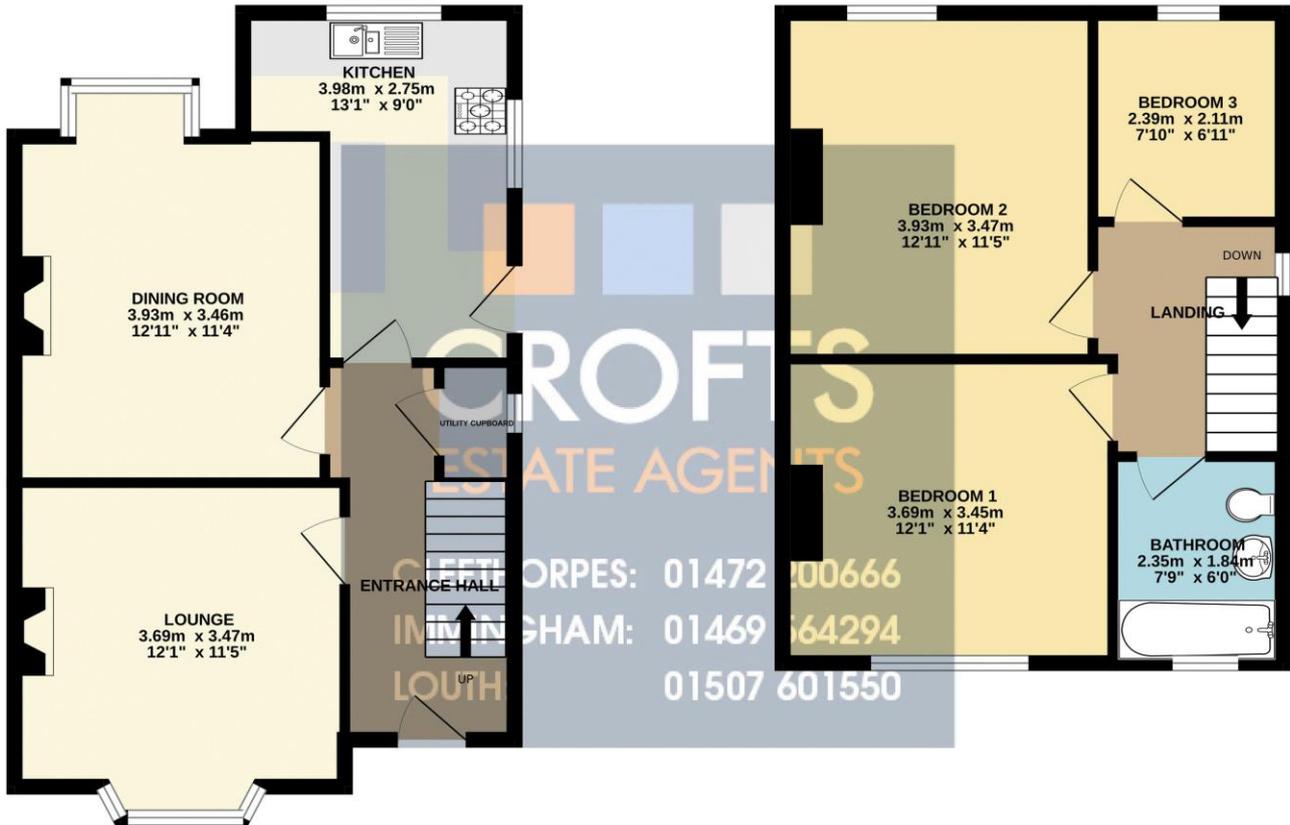
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
45.3 sq.m. (487 sq.ft.) approx.

1ST FLOOR
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 86.3 sq.m. (929 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.
Made with Metropix ©2024

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.