



CROFTS ESTATE AGENTS

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



222 Willingham Street
Grimsby
DN32 9PY

Offers in the Region Of
£76,000

Making the perfect first time buy property or excellent investment opportunity for the BUY TO LET landlord is this nicely presented three bedroom mid terrace house. Set on a good sized plot this 100 year old solidly built house offers generous accommodation over two floors with entrance hall, lounge, dining room, kitchen, rear lobby and bathroom to the ground floor and three double bedrooms and spacious landing to the first floor. Outside the rear garden has been recently landscaped with two separate patio areas, new fencing and lawn. The property is a short walk from town, transport links and amenities and would suit the young and growing family.

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 :

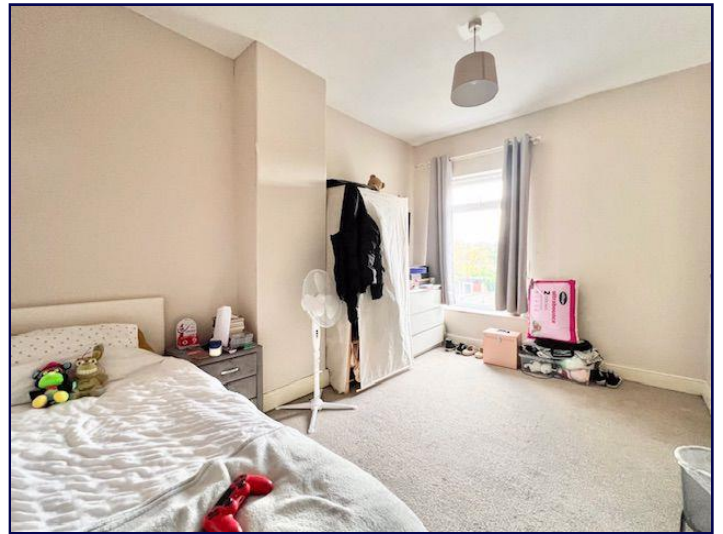
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

15' 2" x 3' 0" (4.63m x 0.91m)

Offering uPVC decorative glazed entry door to the front elevation. Central heating radiator. Staircase leading to the first floor, pendant light, neutral decor and wood laminate flooring.

Lounge

15' 11" x 10' 9" (4.85m x 3.28m)

An extended lounge has uPVC window to the front, wood laminate flooring, neutral decor to coving, radiator, pendant light and wood surround and electric fire.

Dining Room

9' 1" x 11' 6" (2.78m x 3.50m)

The dining room has open arch to the lounge and has uPVC window to the rear, beige carpet, neutral decor with feature wall, pendant light and radiator.

Kitchen

14' 2" x 8' 9" (4.33m x 2.67m)

The kitchen has a generous range of grey wall and base units to both sides with wood effect work tops and sink drainer over. There is space for cooker, tall fridge freezer, washing machine and dryer in the kitchen with tiled splash backs. The room has grey vinyl floor, uPVC window, neutral decor, storage cupboard, strip light and radiator.

Lobby

2' 8" x 8' 9" (0.82m x 2.67m)

A small lobby area to the back of the kitchen has grey tiled floor, neutral decor, ceiling light, storage shelving and frosted uPVC door to the rear garden.

Bathroom

5' 7" x 8' 5" (1.69m x 2.56m)

The ground floor bathroom has three piece white suite with shower off taps over the bath, frosted uPVC window, cream fully tiled walls, radiator, five down lights and grey tiled floor.

Stairs and landing

The stairs and landing have brown carpets, neutral decor, pendant light and loft access. The boiler is also on the extended landing with uPVC frosted window to the side.

Bedroom One

11' 11" x 14' 9" (3.64m x 4.49m)

A large double bedroom with uPVC window to the front, brown carpet, neutral decor with feature wall to coving, radiator and pendant light,

Bedroom Two

13' 1" x 8' 11" (3.98m x 2.73m)

A second double bedroom has beige carpet, neutral decor with feature wall, radiator, pendant light and uPVC window to the rear.

Bedroom Three

10' 7" x 9' 1" (3.23m x 2.78m)

The third bedroom is also a double room with wood laminate flooring, neutral decor, uPVC window to the rear, pendant light and radiator.

Rear garden

A superbly presented rear garden recently landscaped with two separate slab patio areas to each end of the garden connected by block paved pathway and gravel borders with 6 foot plus quality timber fencing to all sides with timber gate to back alleyway.

Front garden

A neat front garden has blue slate garden with wall and gate to the front.



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 and 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

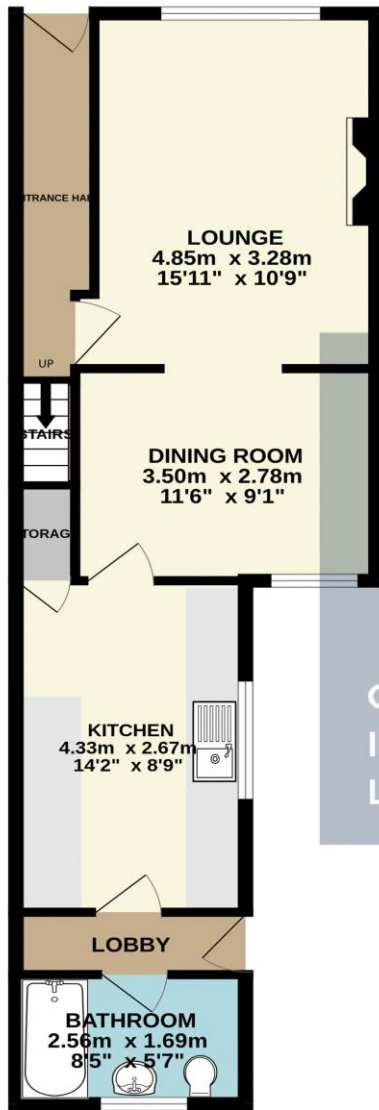




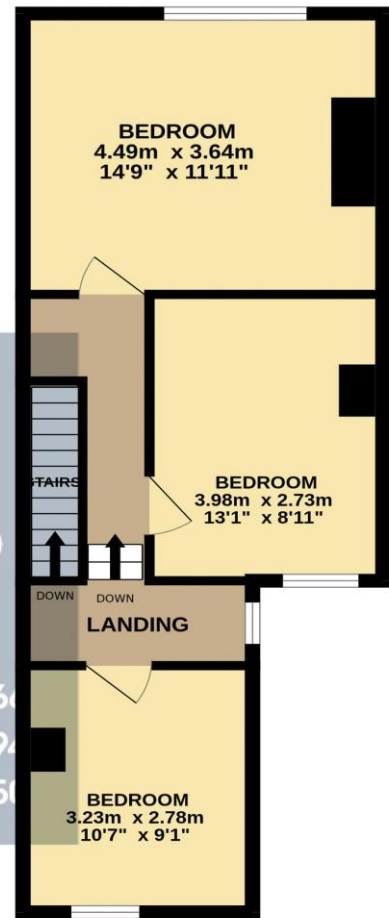
OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
48.9 sq.m. (527 sq.ft.) approx.



1ST FLOOR
41.4 sq.m. (445 sq.ft.) approx.



CROFTS
ESTATE AGENTS

CLEETHORPES: 01472 20066
IMMINGHAM: 01469 56429
LOUTH: 01507 60155

TOTAL FLOOR AREA: 90.3 sq.m. (972 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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