



CROFTS ESTATE AGENTS

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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



Weelsby Street

Grimsby
DN32 8BJ

£79,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious mid terrace property which is located within the town of Grimsby. Requiring a scheme of modernisation, this property is expected to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools as well as close proximity to Grimsby town centre. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, bathroom and three double bedrooms. Externally there are gardens to the front and rear and 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 radiator and a carpeted floor.

Lounge

11' 11" x 9' 7" (3.63m x 2.91m)

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

Dining Room

11' 10" x 12' 11" (3.61m x 3.94m)

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

Kitchen

16' 1" x 7' 9" (4.91m x 2.35m)

The kitchen has a window to the side elevation, a radiator and a carpeted floor. There is also fitted kitchen with a sink and drainer and plenty of counter space.

Lobby

With a door to the side elevation.

Bathroom

6' 10" x 7' 6" (2.09m x 2.28m)

The bathroom has a window to the rear elevation, a radiator and a WC, basin and a bath with a mains shower.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

11' 11" x 12' 10" (3.64m x 3.91m)

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

Bedroom Two

11' 11" x 9' 5" (3.62m x 2.88m)

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

Bedroom Three

13' 5" x 7' 8" (4.09m x 2.34m)

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

Outside

There are gardens to both 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.

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

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

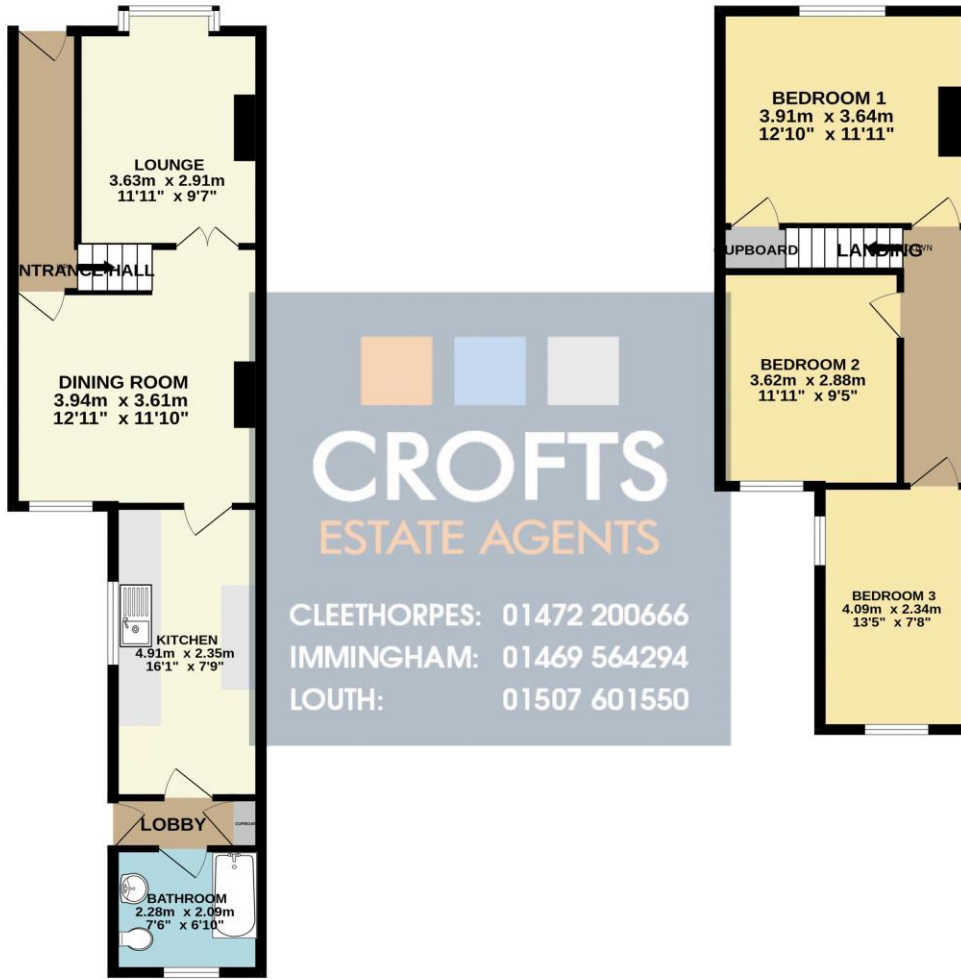
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
49.6 sq.m. (534 sq.ft.) approx.

1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.



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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