



# CROFTS ESTATE AGENTS

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



## Weelsby Street

Grimsby  
DN32 7JW

Creating an ideal first time or investment purchase, this well presented two bedroom mid terrace property is well worth viewing. The property benefits from gas central heating and briefly comprises entrance, lounge, dining room and kitchen to the ground floor. To the first floor there is the landing, two double bedrooms, boiler/store room and a well proportioned bathroom. Low maintenance rear garden.

Offers in the Region Of  
£59,950

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**Entrance**

uPVC double glazed entry door to the front elevation. Door through to the lounge.

**Lounge**

12' 2" to stairs x 13' 3" (3.704m x 4.035m)  
uPVC double glazed window to the front elevation. Coving and rose to the ceiling. Staircase to the first floor accommodation with understairs storage cupboard.

**Dining Room**

13' 2" x 13' 3" (4.007m x 4.042m)  
uPVC double glazed window to the rear elevation. Coving and rose to the ceiling. Central heating radiator.

**Kitchen**

13' 3" x 7' 10" (4.032m x 2.388m)  
uPVC double glazed windows to the rear and side elevations, along with a side entry door. Gas cooker point. Plumbing for a washing machine. Range of wall and base units with roll edged work surfacing with inset stainless steel sink and drainer. Plumbing for an automatic washing machine.

**First Floor Landing**

Loft access to the ceiling. Central heating radiator.

**Bedroom One**

12' 2" x 13' 2" (3.710m x 4.024m)  
The main double bedroom has a uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

**Bedroom Two**

13' 1" x 10' 2" (3.986m x 3.090m)  
uPVC double glazed window to the rear elevation. Central heating radiator.

**Boiler Room**

4' 7" x 3' 3" (1.404m x 0.990m)  
Houses the gas boiler and creates useful storage.

**Bathroom**

8' 4" x 7' 10" (2.531m x 2.376m)  
uPVC double glazed window to the rear elevation. Fitted with a pedestal wash hand basin, close coupled w.c and a panelled bath with electric shower over. Central heating radiator.

**Outside**

The property has a low maintenance garden to the rear elevation which enjoys a sunny aspect.

**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](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.

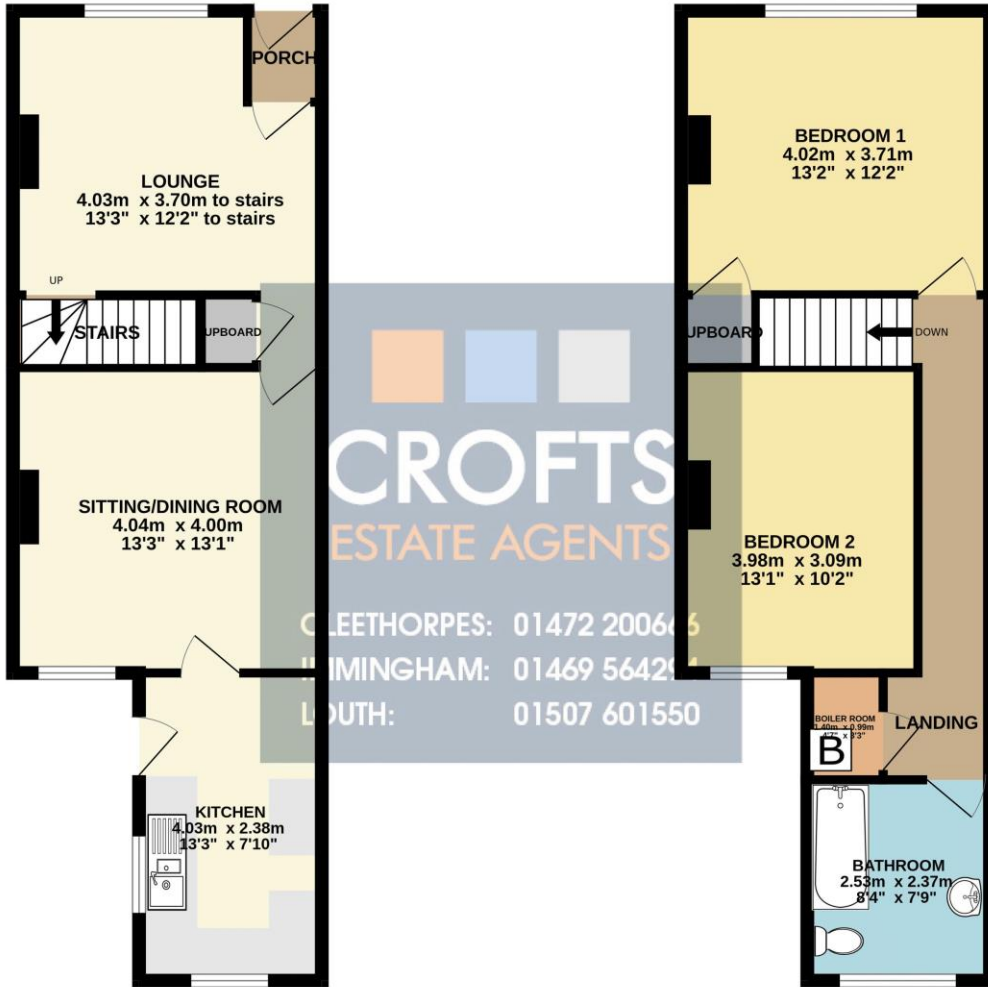
**Mortgage and Financial Advice**

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  
44.1 sq.m. (474 sq.ft.) approx.

1ST FLOOR  
44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA : 88.1 sq.m. (948 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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