



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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



Tattershall Avenue

Grimsby
DN34 5JL

£160,000

Offered for sale with no forward chain on the vendors side, we are pleased to be able to bring to the market this traditional but extended three bedroom semi-detached house found within this small cul de sac. Well maintained throughout, this would create an ideal family home situated within this established residential location and offers the benefits of gas central heating and majority uPVC double glazing. The accommodation on offer briefly comprises entrance hallway, bay fronted lounge, sitting/dining room, kitchen, first floor landing, bathroom, separate shower and three good sized bedrooms. Front and good sized rear garden, driveway and detached storage garage with timber shed and wood store attached to the rear. Viewing is highly advised.

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

uPVC double glazed entrance door to the front elevation with adjoining window. Laminate flooring. Central heating radiator. Staircase to the first floor with storage cupboard beneath. uPVC double glazed entry door to the side elevation leading to the driveway.

Lounge

10' 8" plus bay x 11' 5" (3.259m x 3.481m)
uPVC double glazed bay window to the front elevation. Coving and rose to the ceiling. Central heating radiator. Folding doors through to the sitting/dining.

Sitting/Dining Room

14' 11" x 11' 5" (4.541m x 3.479m)
The second of the good sized reception rooms has a uPVC double glazed window to the rear elevation. Coving and rose to the ceiling. Decorative fireplace with recess.

Kitchen

17' 2" x 5' 11" min (5.234m x 1.802m)
Extended to the rear with a two storey extension thus making the kitchen longer, and offers a range of fitted wall and base units with contrasting roll edged work surfacing with inset circular stainless steel sink. Integrated oven and four ring gas hob with chimney extractor over. Plumbing for a washing machine and dishwasher. Space to accommodate a fridge freezer. Wall mounted gas boiler.

uPVC double glazed windows to the rear and side elevations. Please note fridge freezer, dishwasher and washing machine will be included subject to offer.

First Floor Landing

Offering secondary glazed window to the side elevation and a central heating radiator. There is also a shower cubicle located next to the third bedroom.

Bathroom

6' 0" x 5' 10" (1.820m x 1.773m)
uPVC double glazed window to the front elevation. Fitted with a panelled bath with shower fitment and w.c and washbasin set into a modern unit. Tiling to the walls. Down lighting to the ceiling. Chrome effect central heating radiator. Fitted extractor.

Bedroom One

11' 8" x 11' 0" into wardrobes (3.566m x 3.364m)
With fitted wardrobes along one wall and having uPVC double glazed window to the rear. Coving and down lighting to the ceiling. Central heating radiator.

Bedroom Two

10' 8" x 11' 5" (3.258m x 3.486m)
uPVC double glazed window to the front elevation. Central heating radiator. Coving and down lighting to the ceiling. Fitted wardrobes.

Bedroom Three

14' 6" x 7' 5" maximum (4.407m x 2.256m)

The third and final bedroom has been extended to the rear creating a much larger bedroom than normally found. Two central heating radiators. Coving to the ceiling.

Outside

The property benefits from front and rear gardens with the front having block paved driveway and gravel bed. The rear garden is of a good size and again offers gravel beds, shrubs, patio areas. There is a detached storage garage with timber work shop and wood store attached to the rear.

Storage Garage

15' 10" x 8' 0" (4.832m x 2.426m)

With internal light and power and having window to the side elevation and entry door 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, 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

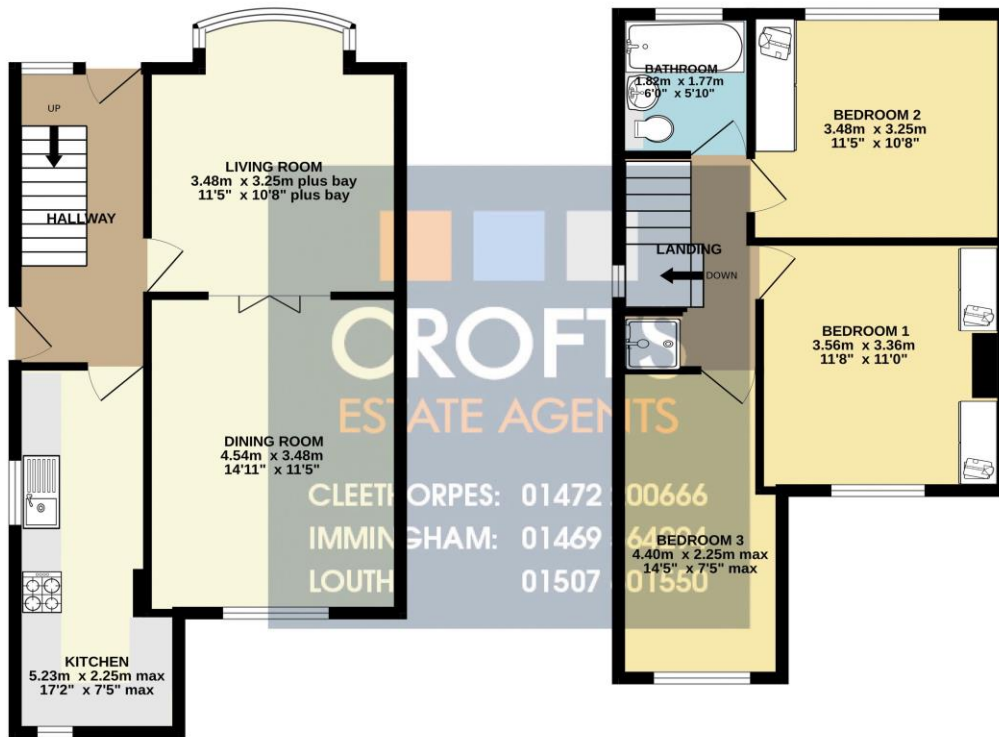
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		