



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Runswick Road

Grimsby  
DN32 8HL

Offers in the Region Of  
£139,950

**DRIVEWAY FOR TWO VEHICLES - THREE GOOD SIZED BEDROOMS - IDEAL FOR A YOUNG FAMILY** - An opportunity to purchase a lovely family home which has been loved by the current owner. With a tasteful decor throughout and a spacious living areas, this property comes with viewing highly advised. With a wide variety of local amenities and schools nearby. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, three double bedrooms and the bathroom. With low maintenance gardens and off road parking and the property also benefits from uPVC double glazing and gas central heating.

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#### Entrance Hall

Entering the property reveals a radiator and laminate flooring.

#### Lounge

12' 5" x 14' 7" (3.79m x at widest point 4.44m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. The lounge then flows into the dining room.

#### Dining Room

10' 5" x 8' 11" (3.17m x 2.73m)

The dining room has French doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Kitchen/Breakfast Room

19' 11" x 8' 4" (6.08m x 2.54m)

With dual aspect windows to the rear and side elevation, a door to the side elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer and plumbing for a washing machine.

#### First Floor Landing

With coving to the ceiling, a radiator and a carpeted floor.

#### Bedroom One

10' 6" x 12' 6" (3.21m x 3.81m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Bedroom Two

12' 9" x 8' 5" (3.89m x 2.57m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Bedroom Three

9' 7" x 11' 4" (2.93m x 3.45m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Bathroom

5' 7" x 7' 3" (1.69m x 2.22m)

The bathroom has an opaque window to the rear elevation, a heated towel rail, modern wall boarding and vinyl flooring. There is also a modern suite with a WC, vanity basin and a bath with an electric shower and glass screen over.

### Outside

The front garden has a lawn, established hedges and a perimeter wall along with a driveway providing off road parking for two vehicles. The rear garden is low maintenance an ideal for a family. There is also a passage way to the side with a gate to the front garden which is private to this property.

### 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

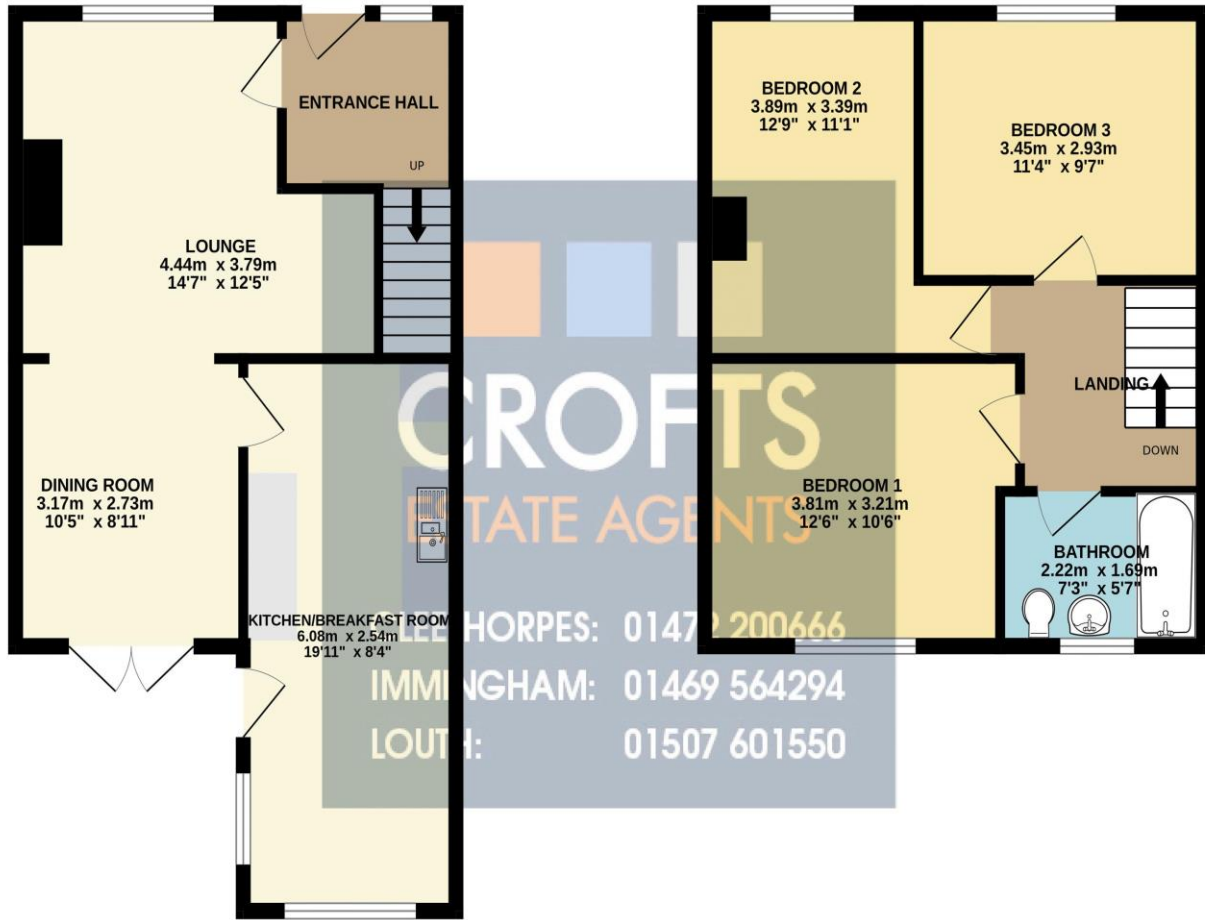
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





GROUND FLOOR  
43.8 sq.m. (471 sq.ft.) approx.

1ST FLOOR  
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 85.3 sq.m. (918 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 enquiries, 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.