



# 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



Fairmont Road

Grimsby  
DN32 8DX

Offers in the Region Of  
£110,500

Crofts estate agents are delighted to offer for sale this spacious mid terrace property located within close proximity to Grimsby town centre. An ideal purchase for a young family or indeed an investor, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools and the town centre with excellent road links is also nearby. Internal viewing will reveal the entrance hall, lounge, kitchen-diner and bathroom all to the ground floor. To the first floor there are three bedrooms, two being doubles. Externally there are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Entrance

A door leads into the property with laminate flooring and access to the lounge.

### Lounge

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also built in storage.

### Dining Room

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also built in storage and the kitchen is open plan off the dining room.

### Kitchen

The kitchen has a window and door to the side elevation, laminate flooring and a modern range of fitted units with a sink and drainer and plumbing for a washing machine.

### Bathroom

The bathroom has an opaque window to the rear elevation, a heated towel rail, partially tiled walls and a tiled floor. There is also

a WC, basin and bath with glass shower screen and a shower feed off the bath taps.

### First Floor Landing

With a carpeted floor and access to the loft.

### Bedroom One

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

### Bedroom Two

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

### Bedroom Three

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a laminate floor.

### Outside

There is a low maintenance front garden. The rear garden is enclosed by perimeter fencing and reveals a decked area, block paving and artificial grass.

#### **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

#### **Services**

All mains services with the exception of mains gas 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.

#### **Viewing**

By appointment only, telephone 01472 200666

#### **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 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

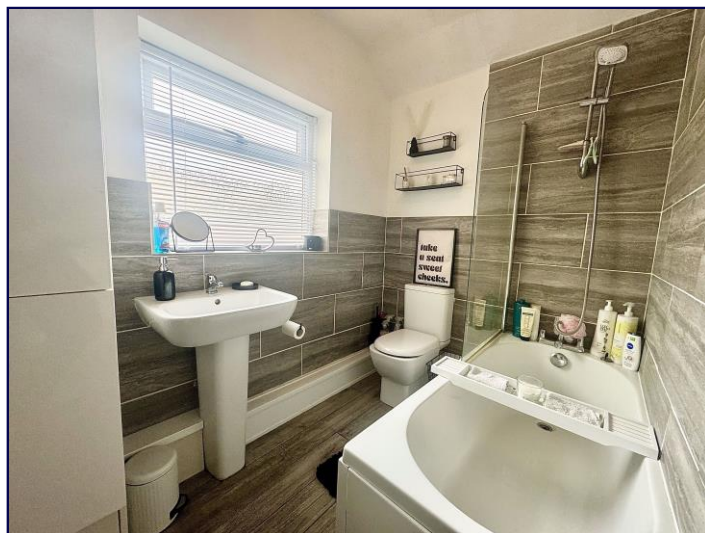
#### **Property Management**

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**

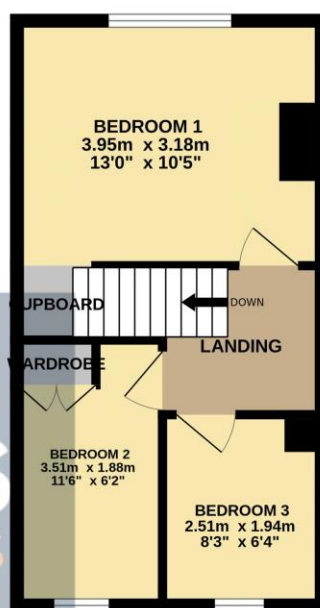
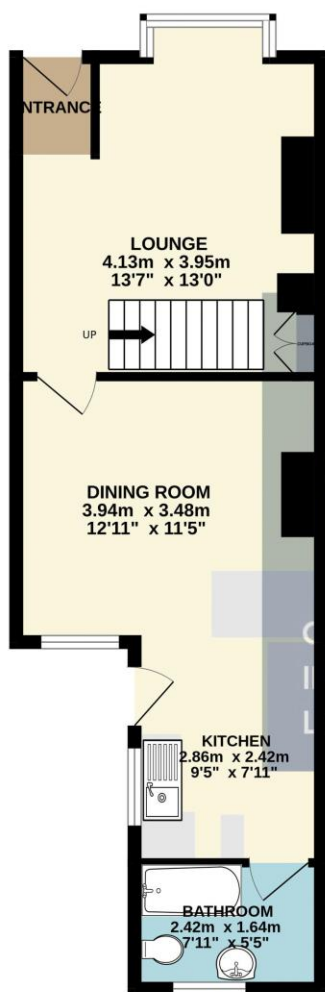
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
40.2 sq.m. (433 sq.ft.) approx.

1ST FLOOR  
29.2 sq.m. (315 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

LEETHORPES: 01472 200666  
BIRMINGHAM: 01469 564294  
SOUTH: 01507 601550

TOTAL FLOOR AREA : 69.5 sq.m. (748 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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