



CROFTS ESTATE AGENTS

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



Airedale Way

Grimsby
DN31 1XL

Offers in the Region Of
£77,995

NO FORWARD CHAIN - IDEAL FOR A FIRST TIME BUYER OR INVESTOR - An opportunity to purchase a spacious two bedroom end of terrace located near to Grimsby town centre. Requiring a slight scheme of modernisation this property is expected to be popular and comes with being highly advised. Nearby there are many local amenities, excellent road links and also schools for children of all ages. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, two double bedrooms, a WC and shower room. With gardens to the front and rear and there is also an area to the rear where people can park although nothing is allocated. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance Hall

Entering the property reveals a radiator and a carpeted floor. There are also two built in cupboards.

Lounge

14' 8" x 11' 7" (4.46m x 3.54m)

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

Kitchen/Diner

8' 6" x 17' 7" (2.59m x 5.35m)

The kitchen-diner has a window and door to the rear elevation, a radiator, laminate and a carpeted floor. There is also a range of fitted units with a sink and drainer, a washing machine, cooker and microwave. There is also space for a dining table and chairs.

First Floor Landing

The first floor landing has access to the loft, a carpeted floor and a built in cupboard.

Bedroom One

10' 11" x 14' 9" (3.32m x 4.50m)

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

Bedroom Two

12' 6" x 8' 5" (3.80m x 2.57m)

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

WC

With an opaque window to the rear elevation, vinyl flooring and a WC.

Shower Room

5' 6" x 5' 4" (1.67m x 1.63m)

The shower room has an opaque window to the rear elevation, a radiator and a carpeted floor. There is also a basin and a corner cubicle with an electric shower.

Outside

The front garden is enclosed by a perimeter hedge with a gate providing access to the footpath to the front door. There is also a lawn. The rear garden has a further lawn, established shrubs and a patio area ideal for alfresco dining. There is also a secure outbuilding for storage and perimeter fencing with a gate leading outside to an area where there is space to park a car. (none of this space is allocated to any 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

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

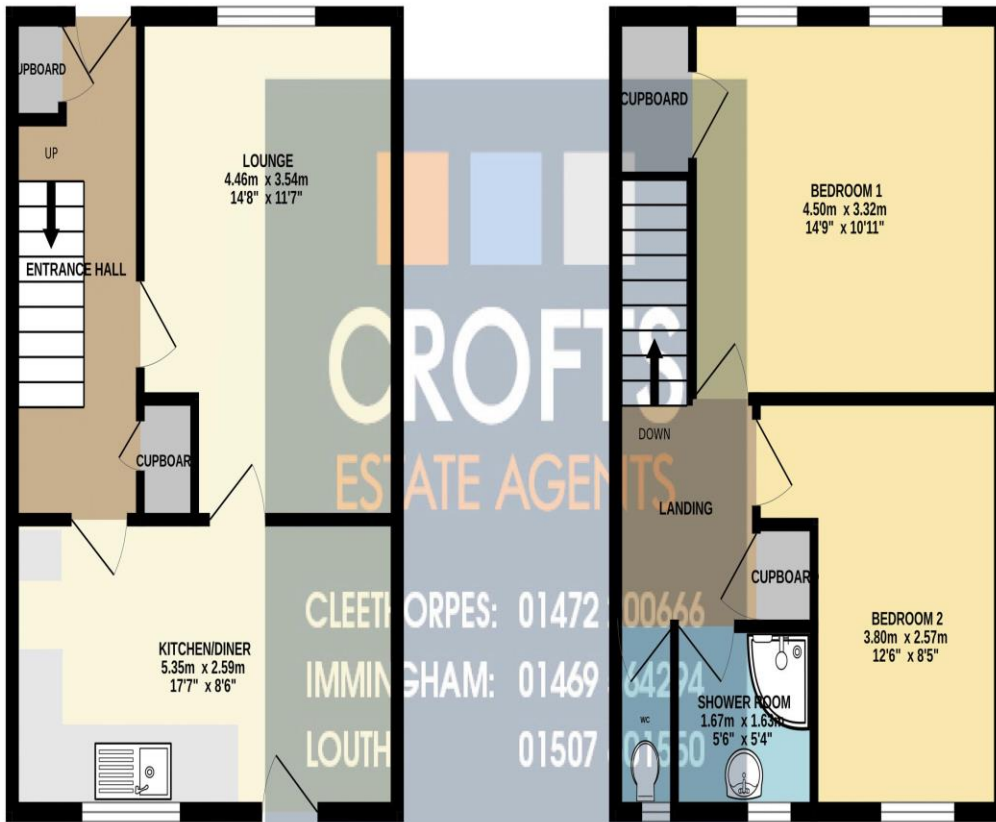
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
37.2 sq.m. (401 sq.ft.) approx.

1ST FLOOR
37.2 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA: 74.5 sq.m. (802 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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