



# CROFTS ESTATE AGENTS

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



## Torrington Street

Grimsby  
DN32 9QJ

Offers in the Region Of  
£80,000

Creating an ideal first time purchase, we are delighted to offer for sale this superbly presented three double bedroom mid terrace house. Located within this established residential area, the property is found to the end of this non through road. Enjoying the benefits of gas central heating and uPVC double glazing, the property briefly comprises entrance hallway, through lounge / diner, modern fitted kitchen, landing, three double bedrooms and a modern bathroom. Front and rear gardens. Viewing is highly advised on this lovely family home.

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](http://www.croftsestateagents.co.uk)





### Entrance hall

With uPVC double glazed entrance door to the front elevation, the hallway has a gas central heating radiator. Staircase leading to the first floor.

### Lounge Area

14' 5" into bay x 10' 10" (4.386m x 3.297m)

Tastefully and fashionably decorated the lounge area has coving to the ceiling and a walk in uPVC double glazed bay window to the front elevation. Gas central heating radiator. Decorative fire surround and hearth. The lounge then has an open arch through to the dining room.

### Dining Area

12' 11" x 11' 2" (3.931m x 3.397m)

Again tastefully decorated and with coving to the ceiling and modern laminate wood flooring. Gas central heating radiator. uPVC double glazed window to the rear elevation. Decorative fire surround with tiled hearth and inset.

### Kitchen

17' 11" x 8' 9" (5.467m x 2.666m)

This superb kitchen offers an excellent array of fitted white wall and base units with contrasting wood grain effect roll edged work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob with brushed steel chimney

extractor over. Splashback tiling. Plumbing for an automatic washing machine and dishwasher. Wall mounted gas Worcester boiler installed around 2009. uPVC double glazed windows to the rear and side elevations. uPVC double glazed stable door to the side elevation. Down lighting to the ceiling. Understairs storage cupboard. Gas central heating radiator.

### First Floor Landing

With coving and loft access to the ceiling.

### Bedroom One

11' 3" x 14' 4" (3.433m x 4.365m)

Pleasantly decorated in neutral shades to three walls and a bold patterned paper to the other, the master bedroom has a uPVC double glazed window to the front elevation. Gas central heating radiator.

### Bedroom Two

12' 11" x 8' 7" (3.944m x 2.622m)

The second double bedroom has a uPVC double glazed window to the rear elevation, coving to the ceiling and a gas central heating radiator.

### Bathroom

6' 7" x 5' 9" (2.012m x 1.765m)

A lovely modern bathroom with bath with screen and shower over and a fitted wash basin and wc set into a modern unit. Attractive tiling to the walls.

### Bedroom Three

10' 11" x 8' 10" (3.321m x 2.685m)

The final of the three bedrooms can accommodate a double bed, offering uPVC double glazed window to the rear elevation. Gas central heating radiator.

### Front Garden

The front garden has a walled front boundary with wrought iron railings and gated access to the front.

### Rear Garden

The rear garden is of a reasonable size and has walled/fenced boundaries. The garden is majority lawned and has a patio area.

### 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

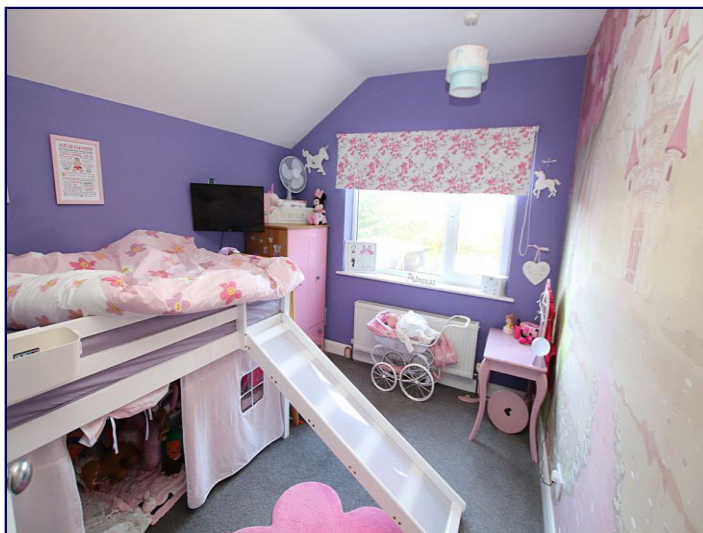
Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

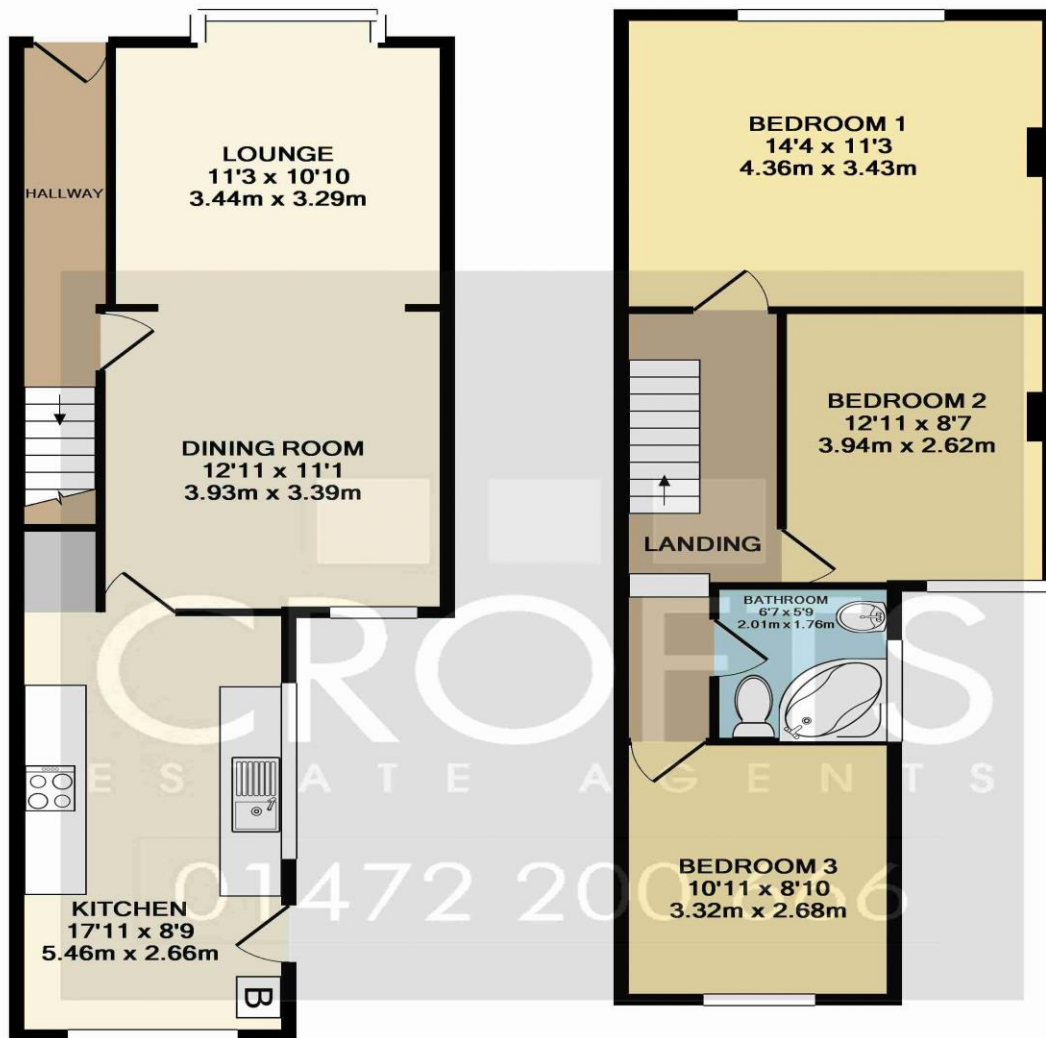
### Free Valuations

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.





**GROUND FLOOR**  
 APPROX. FLOOR AREA 497 SQ.FT. (46.1 SQ.M.)

**1ST FLOOR**  
 APPROX. FLOOR AREA 483 SQ.FT. (44.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 979 SQ.FT. (91.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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