



# 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



## Hainton Avenue

Grimsby  
DN32 9BT

£60,000

Creating an ideal investment opportunity, we are pleased to bring to the market this three bedroom mid terrace property which is set within this established area. Although the property does benefit from double glazing and gas central heating its fair to say it does require redecoration and some refurbishment. The accommodation on offer briefly comprises entrance hallway, lounge, dining room, kitchen, landing, three bedrooms and a bathroom. Front and rear gardens, with the rear having brick detached store and w.c. Viewing is advised. No forward chain on the vendors side.

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**Entrance Hallway**

With uPVC entry door to the front elevation. Central heating radiator.

**Lounge**

12' 6" x 12' 3" (3.818m x 3.726m)

uPVC double glazed window to the front elevation, Central heating radiator. Coving and rose to the ceiling. Picture rail to the walls.

**Dining Room**

12' 5" x 10' 4" (3.788m x 3.137m)

uPVC double glazed window to the rear elevation. Central heating radiator.

**Kitchen**

14' 3" x 8' 10" (4.339m x 2.682m)

With uPVC double glazed entry door and two windows to the side elevation. Equipped with a range of wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring hob. Plumbing for a washing machine.

**First Floor Landing**

Split level landing with loft access to the ceiling.

**Bedroom One**

12' 6" x 16' 2" (3.817m x 4.939m)

With two uPVC double glazed windows to the front elevation. Central heating radiator. Storage cupboard.

**Bedroom Two**

12' 7" x 10' 3" (3.839m x 3.128m)

uPVC double glazed window to the rear elevation. Central heating radiator.

**Bathroom**

7' 5" x 5' 3" (2.260m x 1.597m)

uPVC double glazed window to the side elevation. Fitted with a panelled bath, pedestal wash basin and a close coupled w.c. Tiled splashback.

**Bedroom Three**

6' 11" x 9' 0" (2.114m x 2.742m)

uPVC double glazed window to the rear elevation. Central heating radiator.

**Outside**

The property has gardens to the front and rear elevations, with the rear garden having brick outbuilding comprising of a w.c (untested) and a store.



**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**

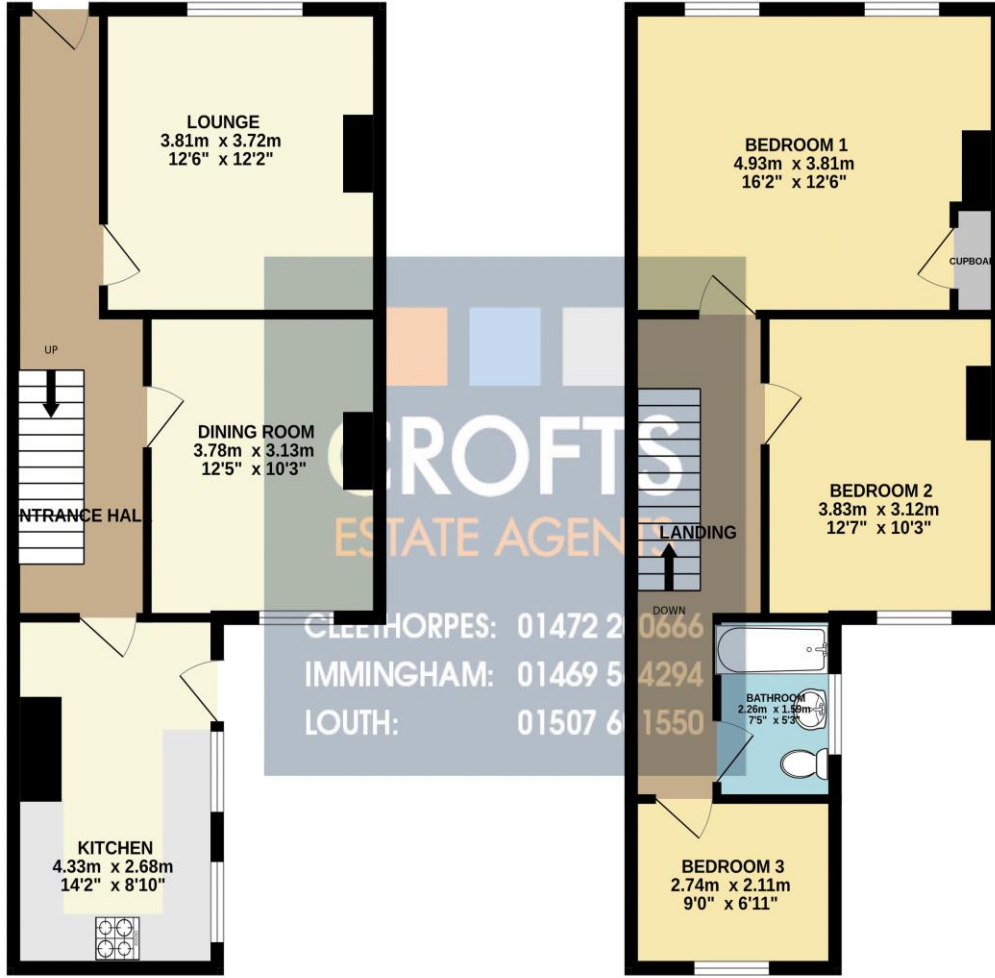
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
47.9 sq.m. (516 sq.ft.) approx.

1ST FLOOR  
48.7 sq.m. (525 sq.ft.) approx.



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TOTAL FLOOR AREA: 96.6 sq.m. (1040 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	62   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.