



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



## Thornhill Gardens

Grimsby  
DN34 4JL

Offers in the Region Of  
£129,950

NO FORWARD CHAIN - EXTENDED TO THE REAR - GARAGE - MODERN KITCHEN AND BATHROOM - Crofts estate agents are delighted to offer for sale this end of terrace property which is located within the town of Grimsby. Ideal for a first time buyer, young family or even is buy to let investor. Nearby to a wide variety of local amenities and schools as well as road and bus links. Internal viewing will reveal the entrance hall, lounge, dining room, sitting room, kitchen and WC all to the ground floor. To the first floor there are three bedrooms and the bathroom. Externally there are low maintenance gardens to the front and rear with a brick garage. The property also benefits from uPVC double glazing and gas central heating.

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

Entering the property reveals the entrance hall with a carpeted floor.

#### WC

The WC has an opaque window to the front elevation, a WC and basin.

#### Lounge

12' 6" x 18' 4" (3.80m at longest x 5.59m at widest)

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

#### Dining Room

9' 3" x 9' 0" (2.81m x 2.75m)

Continuing from the lounge the dining room has coving to the ceiling, a radiator and a carpeted floor.

#### Sitting Room

7' 1" x 8' 10" (2.16m x 2.69m)

The sitting room has a window to the rear elevation, a radiator and a carpeted floor.

#### Kitchen

8' 9" x 8' 10" (2.67m x 2.68m)

The kitchen has a window and door to the rear elevation, a radiator and laminate flooring. There is a modern fitted kitchen with a sink and drainer, electric oven and gas hob with an extractor over. The fridge-freezer, microwave and washing machine are also included.

#### First Floor Landing

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

#### Bedroom One

12' 3" x 10' 2" (3.74m x 3.10m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

#### Bedroom Two

10' 3" x 10' 2" (3.13m x 3.10m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

#### Bedroom Three

6' 5" x 7' 9" (1.96m x 2.37m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There are also built in storage cupboards.

**Bathroom**

5' 5" x 7' 8" (1.64m x 2.34m)

The bathroom has an opaque window to the rear elevation, a radiator and a tiled floor. There is also a modern suite with a WC, vanity basin and a P shaped bath with a glass screen and mains shower.

**Garage**

The garage with the pink up and over door.

**Outside**

There are low maintenance gardens to the front and rear with also a good space to the side, all enclosed by perimeter fencing, brick walls and accessed through a timber gate.

**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**

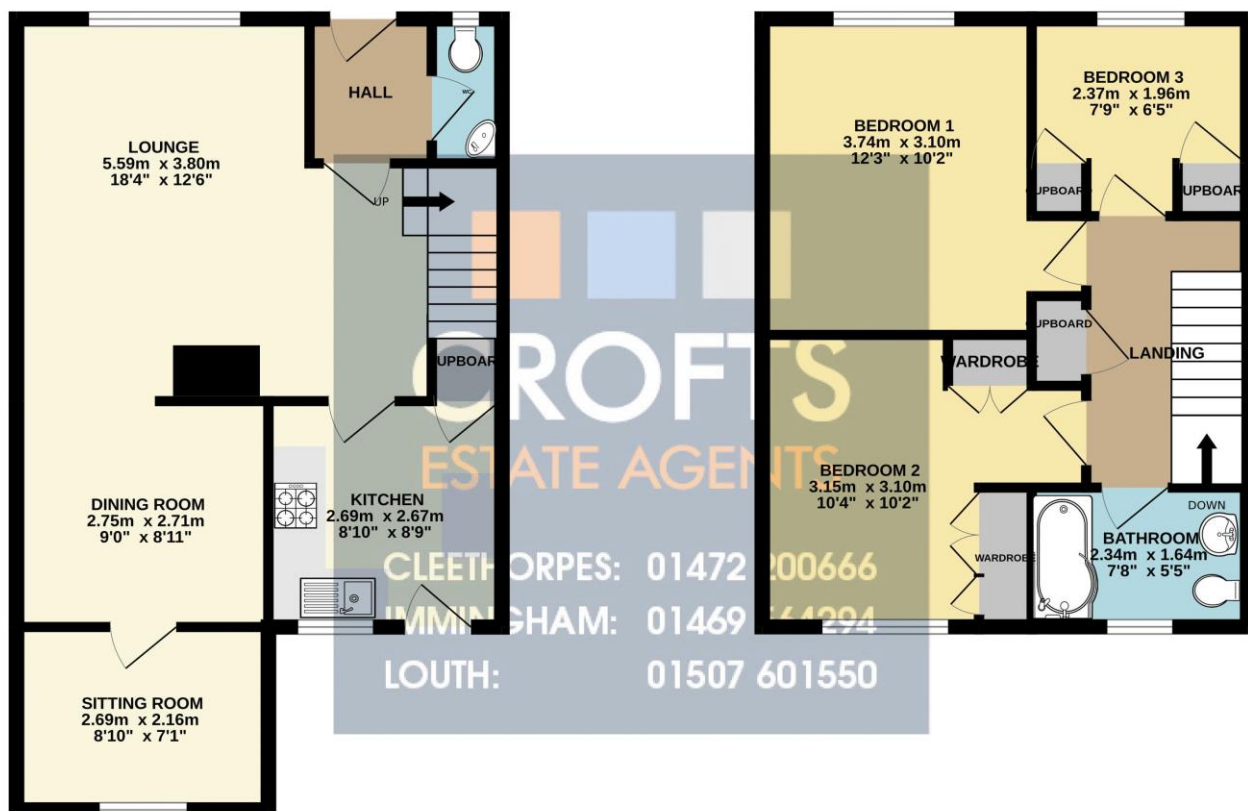
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
45.8 sq.m. (493 sq.ft.) approx.

1ST FLOOR  
40.2 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 86.0 sq.m. (926 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.

Made with Metropix ©2025

**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 enquires, 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.