



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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01469 564294

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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
£97,500

NO FORWARD CHAIN - IDEAL FOR A FIRST TIME BUYER OR YOUNG FAMILY - Crofts estate agents are delighted to offer for sale this neutral and spacious mid terrace property located within the popular town of Grimsby. Situated within a highly desirable area with great proximity to local amenities and schools as well as good road links. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, bathroom and three bedrooms. With gardens to the front and rear and 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



Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge

11' 3" x 9' 10" (3.42m x 3.00m)

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

Dining Room

11' 4" x 13' 1" (3.45m x 4.00m max)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a an area for under stairs storage.

Kitchen

15' 8" x 8' 6" (4.77m x 2.58m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side, a radiator and vinyl floor tiles. There is also a modern range of fitted units with a one and a half sink and drainer, two electric ovens and an electric hob. There is also plumbing for a washing machine.

First Floor Landing

The first floor landing reveals access to the loft, coving to the ceiling and a carpeted floor.

Bedroom One

11' 3" x 13' 2" (3.42m x 4.01m)

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

Bedroom Two

11' 4" x 7' 9" (3.46m x 2.35m)

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

Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

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

Bathroom

6' 4" x 5' 6" (1.94m x 1.68m)

The bathroom has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a bath.

Outside

There are front and rear gardens. The front is low maintenance and accessed through a gate. The rear garden has a lawn, established shrubs and a patio area ideal for alfresco dining. There is also a gate to the rear.

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.

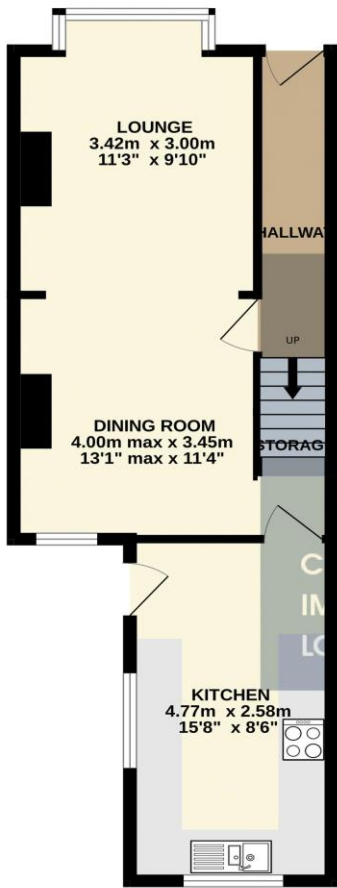
Mortgage and Financial Advice

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



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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 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.