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



Hainton Avenue

Grimsby
DN32 9LJ

Offers in the Region Of
£65,000

This generously proportioned ground floor flat offers far more space than typical two-bedroom properties. Featuring two large double bedrooms to the front, this home provides comfortable and versatile living arrangements and creates this ideal investment opportunity with the present tenant currently paying £100 per week. The flat boasts two spacious reception rooms, perfect for relaxing and entertaining—one of which can easily be used as a dedicated dining room or additional living space. To the rear, the well-equipped kitchen includes ample built-in storage units and a cooker, utility area and bathroom, fitted with a shower over the bath. Step outside to a private rear garden, complete with a concrete patio ideal for outdoor seating, and a generous lawn area perfect for summer enjoyment. The double wooden gates at the rear provide convenient vehicle access via Willingham Street, adding to the practicality of this home. A rare find offering both space and flexibility, this flat is a must-see!

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Communal Entrance

Doors leading to the two apartments.

Entrance Hallway

Doors to the bedrooms and lounge.

Lounge

17' 6" x 9' 9" (5.33m x 2.97m)

Bay window to the side elevation. Central heating radiator.

Dining Room

8' 3" x 9' 0" (2.51m x 2.74m)

Bay window to the side elevation. Central heating radiator.

Kitchen

16' 9" x 9' 5" (5.11m x 2.87m)

The kitchen offers a range of wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring gas hob with filter hood over. Tiled splashback. Coving to the ceiling. Windows. Central heating radiator.

Utility

3' 2" x 8' 4" (0.97m x 2.54m)

Window and entry door to the rear elevation.

Bathroom

7' 8" x 4' 7" (2.34m x 1.4m)

Window to the side elevation. Fitted with a w.c., wash hand basin and a panelled bath. Partial tiling to the walls. Tiled flooring.

Bedroom One

12' 2" x 13' 7" (3.71m x 4.14m)

Walk in bay window to the front elevation. Coving to the ceiling and picture rail to the walls. Central heating radiator.

Bedroom Two

13' 1" x 10' 3" (3.99m x 3.12m)

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

Outside

Garden to the rear elevation, with patio and lawned area and the ability to offer off road parking from the rear.

Tenure

Believed to be Leasehold, 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

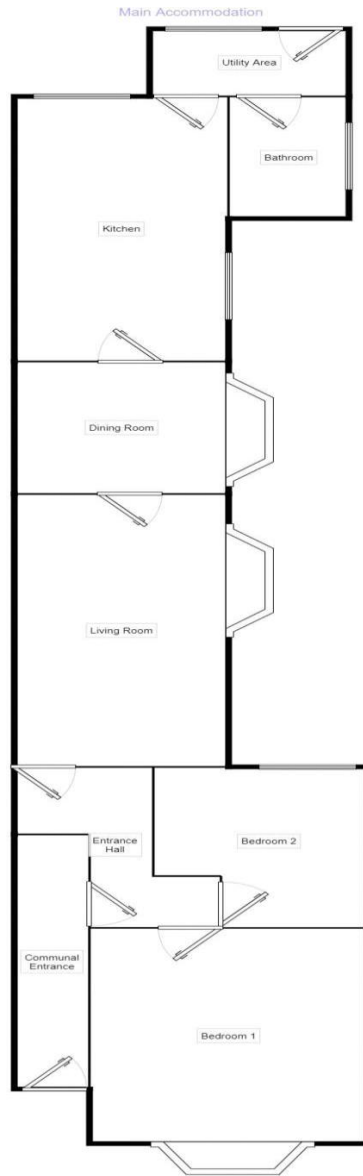
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





Measurements are approximate. Not to scale. For illustrative purposes only.