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



Loft Avenue

Grimsby
DN37 9AG

Offers in the Region Of
£100,000

Charming End-of-Terrace Opportunity This tidily presented three-bedroom end-of-terrace house offers a fantastic opportunity for first-time buyers or buy-to-let investors. With a generous plot and good-sized front and rear gardens, this property has plenty of potential for renovation and personalisation. The interior features a spacious wet room on the first floor and a functional kitchen, both in good condition. The ground floor also boasts a cloakroom, storage cupboards, and a good-sized entrance hall. Upstairs, three bedrooms, all capable of accommodating a double bed, provide ample space for residents or tenants. Although in need of modernisation in terms of decor, the property's main items are in good condition, offering years of use left in them. With no forward chain, this property provides a swift and efficient buying process. Situated close to amenities and bus routes to Grimsby town, this property is perfectly positioned for those

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Email: Cleethorpes:

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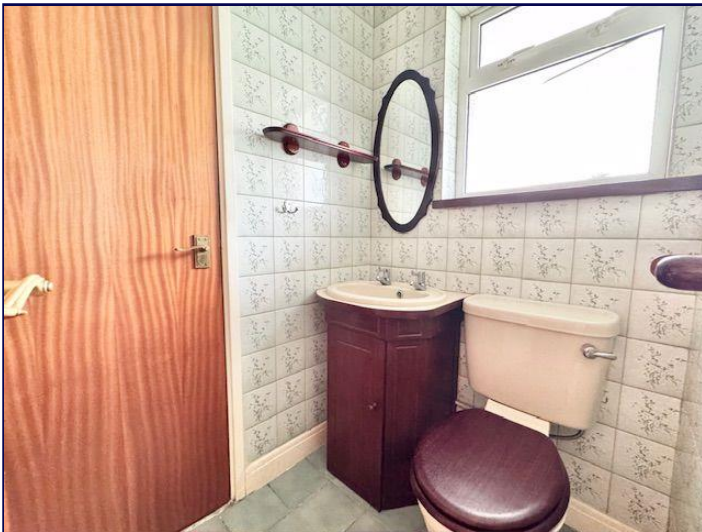
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Entrance porch

3' 1" x 7' 0" (0.93m x 2.13m)

A useful front porch has uPVC glazed windows and doors, green tiled floor, white tile and wood panel walls.

Entrance hall

10' 0" x 5' 10" (3.06m x 1.79m)

The entrance has uPVC frosted door, white decor to coving, stripe carpet, storage cupboard, pendant light and radiator.

Cloakroom

4' 10" x 3' 10" (1.47m x 1.18m)

With green tiled floor and complimentary tiled walls, mushroom vanity sink and WC, with pendant light and frosted uPVC window.

Kitchen

9' 8" x 12' 8" (2.95m x 3.86m)

With white wall and base units to three sides with granite effect work top and stainless steel sink drainer over. The room has integral oven grill, gas hob with space for washing machine and tall fridge freezer. There is white tiled splash backs, grey tile effect vinyl floor, uPVC glazed door and window to rear porch, radiator and strip light.

Lounge dining room

19' 7" x 10' 10" (5.98m x 3.29m)

A large through room from front to back has windows and vertical blinds to both ends with white decor and coving built in units, two pendant lights and two radiators.

Rear porch

3' 11" x 5' 3" (1.20m x 1.60m)

The rear porch has uPVC glazed windows and door, tiled walls and grey carpet.

Stairs and landing

Turning 180 degrees with striped carpet, white decor to coving, pendant light, loft access and is currently fitted with a bespoke stairlift.

Bedroom One

10' 6" x 13' 10" (3.20m x 4.22m)

A large double bedroom has striped carpet, white decor to coving, radiator, pendant light and uPVC window with vertical blinds.

Bedroom Two

9' 1" x 13' 10" (2.78m x 4.21m)

The second double bedroom has blue carpet, white decor to coving, uPVC window with vertical blinds, pendant light and radiator.

Bedroom Three

8' 10" x 9' 10" (2.68m x 2.99m)

The third double room has pink carpet, white decor to coving, uPVC window with blinds, pendant light and radiator.

Family bathroom

4' 6" x 9' 9" (1.37m x 2.97m)

Rear garden

The rear garden is laid primarily to low maintenance slabs with path and patio areas with gravel and barked well stocked borders to landscape. There is a large timber outbuilding that forms two sheds with secure well built fencing to all sides with timber gate to rear.

Front garden

A neat front has slab path from metal gate to the front door, neat lawn with gravel borders, slab front patio area with picket fence to the boundary screened with mature conifers.

Note

The property will be sold as seen

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

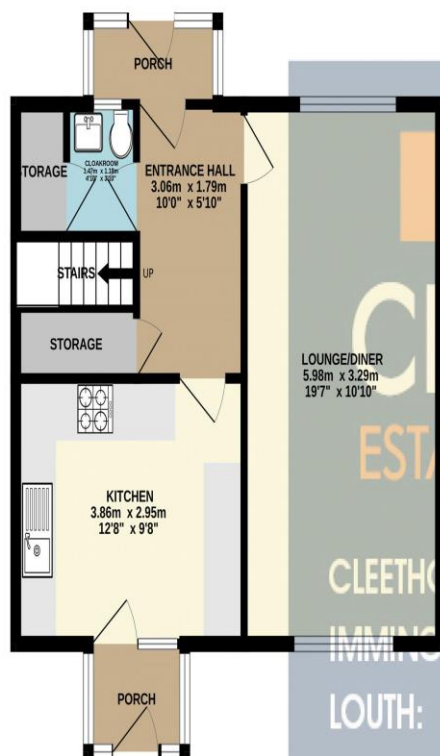
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

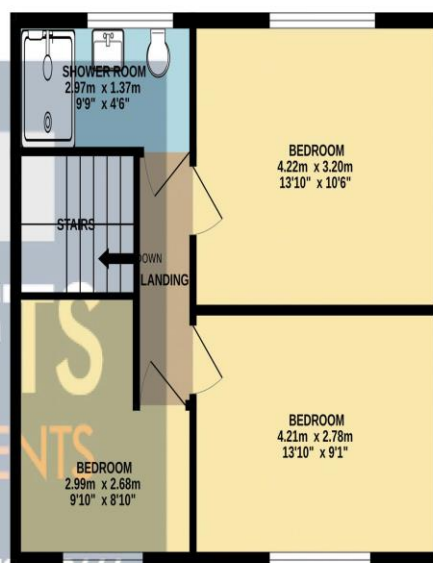
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters



GROUND FLOOR
46.6 sq.m. (501 sq.ft.) approx.



1ST FLOOR
42.6 sq.m. (459 sq.ft.) approx.



LOUNGE/DINER
5.98m x 3.29m
19'7" x 10'10"

BEDROOM
2.99m x 2.68m
9'10" x 8'10"

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TOTAL FLOOR AREA : 89.2 sq.m. (960 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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