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



Frederick Street

Grimsby
DN31 1XG

£87,500

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Property Introduction

Located on Frederick Street in Grimsby, this mid-terrace property presents an excellent opportunity for a wide range of buyers and is being offered to the market with no forward chain. Well laid out and offering generous space, the home would make an ideal purchase for first-time buyers, families, or investors alike. The ground floor comprises a welcoming lounge to the front, providing a comfortable living space, while to the rear is a spacious kitchen-diner with ample room for cooking, dining, and entertaining. A convenient WC completes the ground floor layout. To the first floor are three bedrooms, offering flexibility for family living, a home office, or guest accommodation, together with a family bathroom. Outside, the property enjoys both front and rear gardens, with the rear garden providing plenty of potential to create a pleasant outdoor retreat. A garage is also included, offering off-road parking or additional storage. Situated within easy reach of local amenities, schools, and transport links, this property is well placed for access into Grimsby town centre and beyond. With no forward chain, this home is ready for a purchaser to make their own mark and should be viewed without delay.

Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

WC

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

Lounge

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

Kitchen/Diner

The kitchen diner has two windows and a door to the rear elevation, a tiled floor to the kitchen side and a range of fitted units with a sink and drainer and plumbing for a washing machine. There is also a carpeted floor and space for a dining table and chairs to the dining side.

First Floor Landing

The first floor landing has a carpeted floor, access to the loft and a storage cupboard.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

The bathroom has an opaque window to the rear elevation, a tiled floor and a WC, basin and a bath.

Garage

With an up and over door.

Outside

There are gardens to the front and 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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

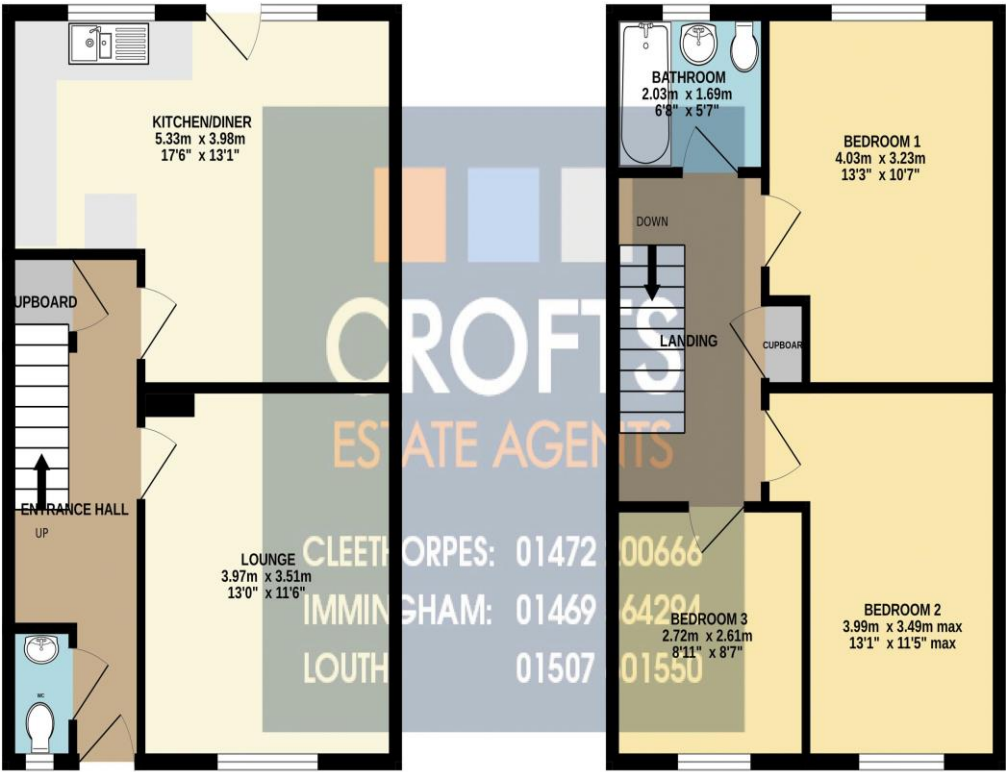
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to



GROUND FLOOR
42.4 sq.m. (457 sq.ft.) approx.

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



TOTAL FLOOR AREA : 85.0 sq.m. (915 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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