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01472 200666

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



Macaulay Street

Grimsby
DN31 2DU

Offers in the Region Of £66,950

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



Property Introduction

Investment Opportunity – 2 Bedroom Mid-Terrace, Macaulay Street – £525 PCM Rental Income For sale with tenant in situ, this well-presented 2-bedroom mid-terrace property on Macaulay Street is an ideal investment opportunity, currently generating a rental income of £525 per calendar month. The ground floor offers a spacious lounge-diner, a separate sitting room, a fitted kitchen, and a ground floor bathroom. Upstairs, the property benefits from two generously sized double bedrooms, providing ample space for tenants. Externally, the home features low-maintenance gardens to both the front and rear, ideal for ease of upkeep. To the rear, there is also the added bonus of a garage/workshop, providing excellent storage or potential for additional use. Located in a popular residential area with good access to local amenities and transport links, this property presents a turnkey investment for landlords looking to expand their portfolio or secure immediate rental return. Please note: This property is available to investors only and is being sold with a sitting tenant. Early viewing is recommended to fully appreciate the accommodation and investment potential on offer. Contact us today to arrange a viewing or for further details.

Entrance

Entering the property reveals a door to the sitting room.

Sitting Room

10' 4" x 11' 2" (3.16m x 3.40m)

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

Lounge/Diner

14' 8" x 11' 2" (4.47m x 3.40m)

The lounge-diner has a window to the rear elevation, a radiator and a carpeted floor.

Kitchen

10' 3" x 6' 2" (3.13m x 1.87m)

The kitchen has a window and door to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer and plumbing for a washing machine.

Bathroom

6' 2" x 5' 9" (1.89m x 1.75m)

The bathroom has an opaque window to the side elevation a radiator and a carpeted floor. There is also a WC, basin and bath with an electric shower.

Stairs

Carpeted stairs lead to the first floor.

Bedroom One

11' 11" x 11' 6" (3.62m x 3.50m)

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

Bedroom Two

10' 4" x 11' 6" (3.16m x 3.50m)

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

Outside

With low maintenance gardens to the front and rear with garage/workshop 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.

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 arrange for your free valuation.

Property Management

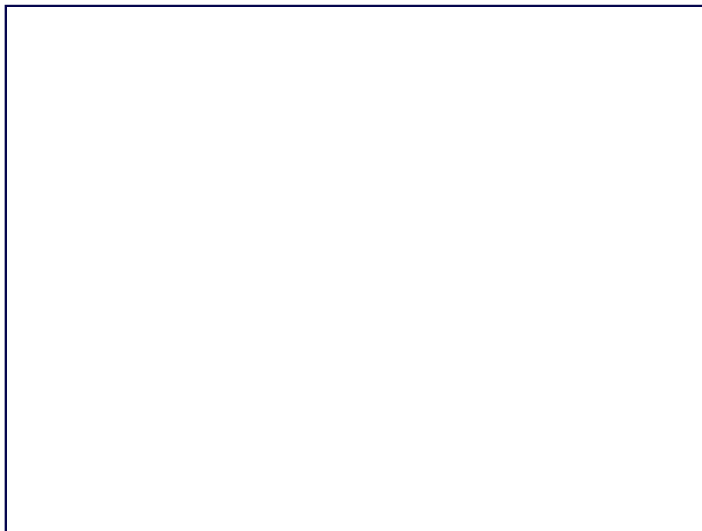
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

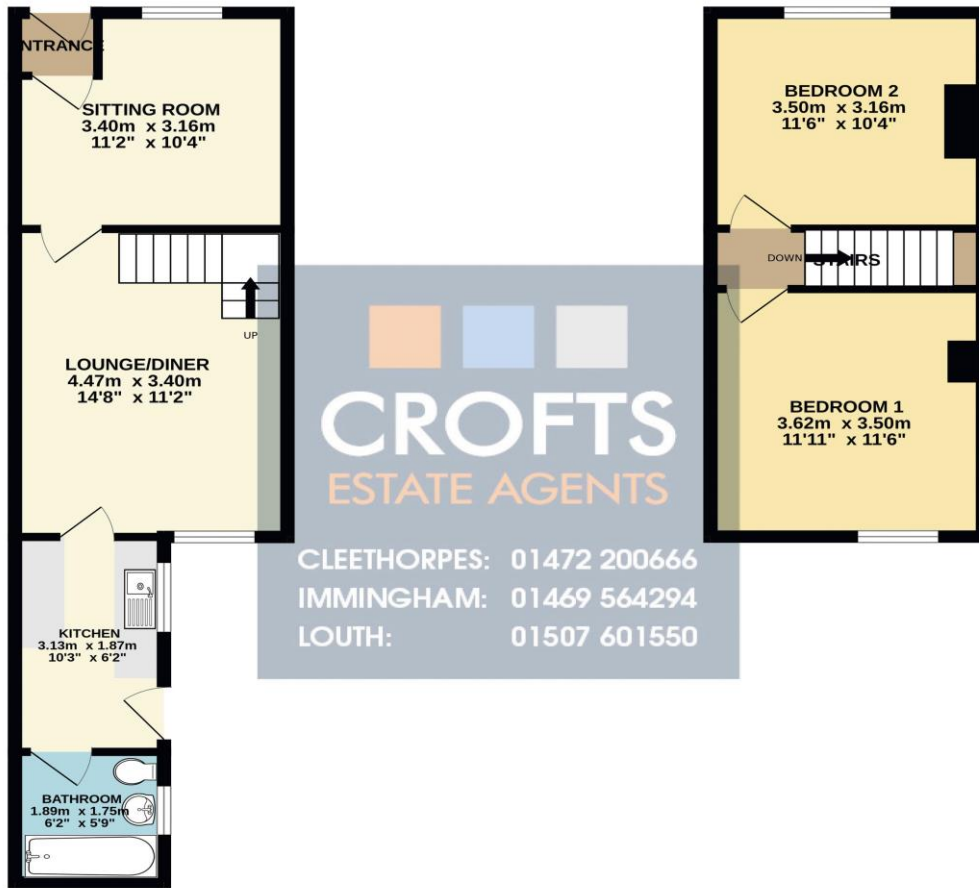
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
35.4 sq.m. (381 sq.ft.) approx.

1ST FLOOR
25.4 sq.m. (273 sq.ft.) approx.



TOTAL FLOOR AREA: 60.7 sq.m. (654 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		88 B
69-80	C	71 C	
55-68	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 enquiries, 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.