



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

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



Pershore Avenue

Grimsby
DN34 5PW

£99,950

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

Crofts are pleased to offer to the market this two bedroom semi-detached home which is offer for sale with no forward chain on the vendors side. Creating an ideal first time purchase opportunity or ideal for the investor client, internal viewing is highly recommended. The property benefits from uPVC double glazing with the accommodation briefly comprising entrance hallway, open plan lounge diner, conservatory and kitchen to the ground floor. To the first floor there is the landing, two double bedrooms and a shower room. Front and rear gardens, with off road parking to the front, and reasonable sized rear garden with outbuildings.

Entrance Hallway

uPVC entry door to the front elevation and a uPVC double glazed window to the side. Cupboard housing the service meters. Staircase to the first floor.

Lounge/Diner

21' 5" x 12' 1" (6.526m x 3.673m) max
uPVC double glazed bow window to the front elevation and uPVC double glazed French doors to the rear opening to the conservatory. Gas fire with surround.

Conservatory

8' 4" x 9' 2" (2.531m x 2.799m)
uPVC double glazed and having doors out to the garden.

Kitchen

9' 9" x 9' 11" (2.970m x 3.010m) maximums
Offering uPVC double glazed window to the rear elevation and window and entry door to the side. Offering a range of wall and base units with work surfacing with stainless steel sink and drainer. Splashback tiling. Gas cooker point. Plumbing for a washing machine.

First Floor Landing

uPVC double glazed window to the side elevation. Loft access to the ceiling.

Bedroom One

10' 9" x 15' 5" into wardrobe (3.273m x 4.695m)
uPVC double glazed windows to the front elevation. Fitted wardrobe / storage cupboards.

Bedroom Two

10' 4" x 10' 1" (3.141m x 3.071m)
uPVC double glazed window to the rear elevation. Two built in storage cupboards, one housing the gas boiler.

Shower Room

6' 9" x 6' 7" (2.053m x 2m)
uPVC double glazed window to the side elevation. Fitted with a low level w.c, pedestal wash hand basin and shower cubicle with electric shower. Wall heater.

Outside

The property has gardens to the front and rear elevations, with the front allowing for off road parking. To the rear there is a covered lobby area, with useful outbuildings creating storage and an outside w.c

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.

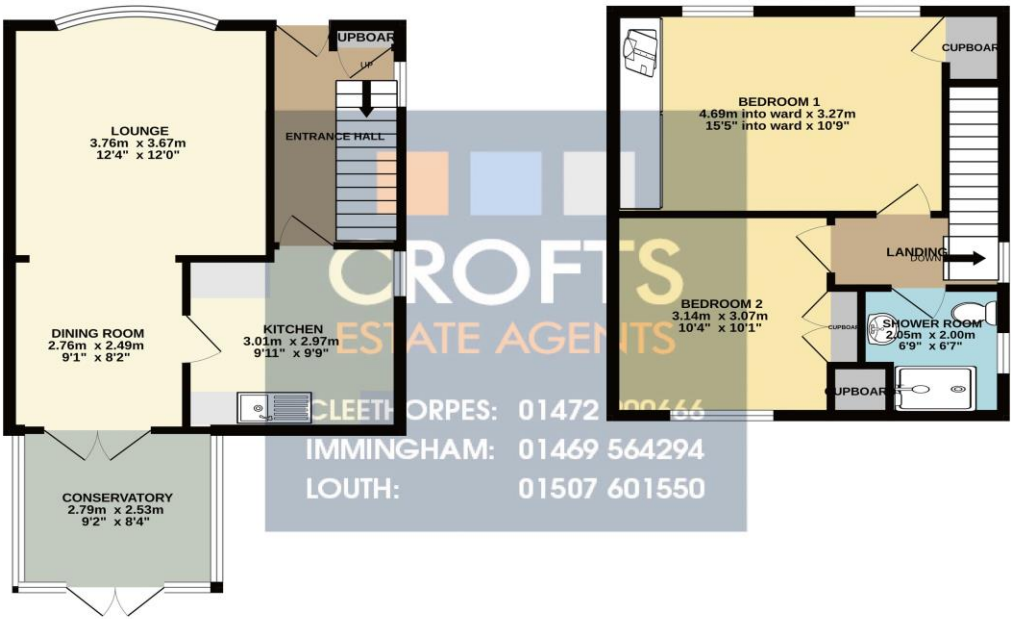
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN



GROUND FLOOR
43.2 sq.m. (465 sq.ft.) approx.

1ST FLOOR
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA: 79.0 sq.m. (851 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		
69-80	C		77 C
55-68	D		
39-54	E	53 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.