



## Stanley Street

Grimsby  
DN32 7LQ

£65,000

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### Property Introduction

Offered for sale with no forward chain, this well-proportioned mid-terrace property is located on the popular Stanley Street in Grimsby, making it an ideal purchase for first-time buyers, investors, or those seeking a conveniently located home. The accommodation is arranged over two floors and begins with a welcoming lounge to the front of the property, providing a comfortable space for relaxation. This leads through to a separate dining room, offering ample room for family dining or entertaining. To the rear of the ground floor is a fitted kitchen with space for appliances, complemented by a ground floor bathroom, making the layout both practical and versatile. To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation suitable for families, home working, or guest rooms. Externally, the property benefits from low-maintenance gardens to both the front and rear, ideal for those seeking outdoor space without the upkeep. The rear garden offers a private area suitable for seating or outdoor storage. Situated close to local amenities, schools, and transport links, this property represents a fantastic opportunity. Early viewing is highly recommended to fully appreciate the potential on offer.

### Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

### Lounge

11' 11" x 10' 4" (3.62m x 3.16m)

The lounge has a window to the front elevation, a radiator and a carpeted floor. There is also a feature fire place.

### Dining Room

11' 11" x 13' 10" (3.62m x 4.21m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

### Kitchen

15' 4" x 8' 0" (4.68m x 2.45m)

The kitchen has two windows and door to the side elevation, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob.

### Bathroom

The bathroom has dual aspect windows to the side and rear elevation, a heated towel rail and tiled floor. There is also a white suite with WC, basin and bath.

### First Floor Landing

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

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## **Bedroom One**

11' 11" x 13' 9" (3.62m x 4.18m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

## **Bedroom Two**

11' 11" x 10' 6" (3.63m x 3.21m)

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

## **Bedroom Three**

15' 3" x 8' 2" (4.66m x 2.50m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

## **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](http://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](http://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.

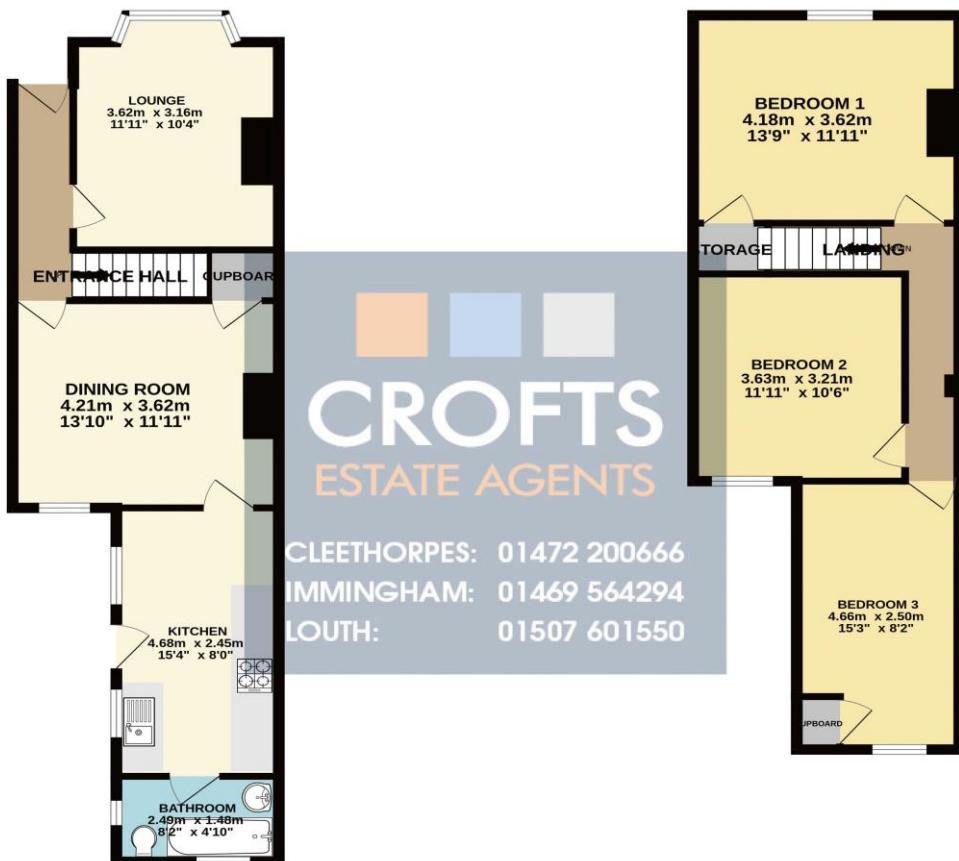
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
47.5 sq.m. (511 sq.ft.) approx.

1ST FLOOR  
44.2 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA: 91.7 sq.m. (987 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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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