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Allenby Avenue

Grimsby
DN34 4QL

Offers in the Region Of £125,000

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Property Introduction

Offered to the market with no onward chain, this well-proportioned three-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, growing families or investors alike. Situated on the ever-popular Allenby Avenue in Grimsby, the property offers spacious accommodation and the potential for a purchaser to make it their own. The ground floor comprises a welcoming lounge, providing a comfortable space to relax, together with a separate dining room ideal for family meals or entertaining. The fitted kitchen offers ample storage and workspace, while a convenient ground floor WC adds to the practicality of the home. To the first floor are three well-sized bedrooms, all served by a modern shower room, making the property perfectly suited to family living. Externally, the home benefits from gardens to both the front and rear. The front garden has been designed to provide off-road parking for one vehicle, while the enclosed rear garden offers a private outdoor space ideal for enjoying the warmer months, gardening or children's play. Conveniently positioned close to a range of local amenities, schools, shops and regular transport links, the property is also within easy reach of Grimsby town centre, making it an ideal location for commuters and families alike. With spacious accommodation throughout, off-road parking, enclosed gardens and the added advantage of no forward chain, this is a fantastic opportunity to purchase a home with great potential in a well-established residential location. Early viewing is highly recommended.

Living room

14' 1" x 12' 6" (4.29m x 3.82m)

The living room has a window to the front elevation, a radiator and laminate flooring.

Dining room

9' 1" x 15' 11" (2.76m x 4.84m)

The dining room has a radiator and laminate flooring. The dining room also leads into the kitchen.

Kitchen

7' 1" x 11' 3" (2.16m x 3.42m)

The kitchen has a window to the rear elevation, a tiled floor and a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

WC

4' 11" x 2' 11" (1.50m x 0.90m)

With a WC and basin.

Bedroom 1

11' 7" x 10' 0" (3.52m x 3.06m)

Bedroom one has a window to the front elevation, a radiator and laminate flooring.

Bedroom 2

11' 7" x 9' 11" (3.53m x 3.03m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bedroom 3

8' 0" x 6' 7" (2.43m x 2.01m)

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

Shower room

6' 3" x 5' 4" (1.90m x 1.63m)

The shower room has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin and a shower cubicle with an electric shower.

Outside

With a low maintenance front garden. The rear garden has a lawn and a patio area, ideal for alfresco dining, all enclosed by perimeter fencing.

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

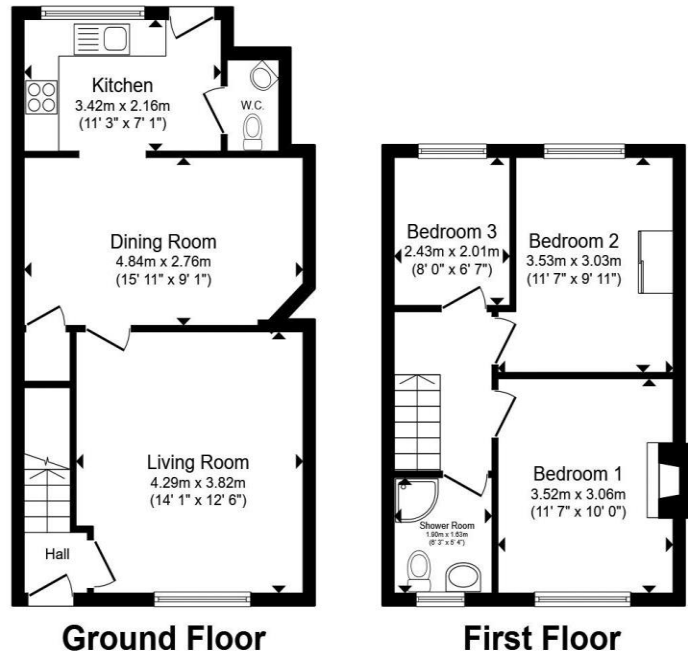
Free Valuations

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.





Total floor area 78.2 m² (842 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

