



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



Sutcliffe Avenue

Grimsby  
DN33 1EU

Offers in the Region Of £90,000

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 :

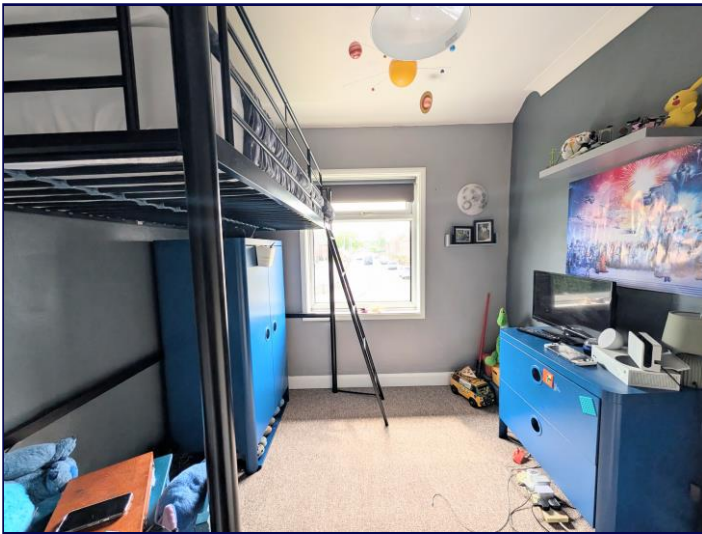
Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Introduction

Situated on Sutcliffe Avenue, this spacious three-bedroom semi-detached property offers well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, families or investors alike. Conveniently positioned close to a range of local amenities, the property enjoys excellent transport links with nearby bus routes providing easy access to Grimsby town centre, Cleethorpes, the Grimsby Institute and Diana, Princess of Wales Hospital. The ground floor accommodation comprises a welcoming entrance hallway, a bright and spacious lounge, and a generously sized kitchen-diner offering ample space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate cloakroom/WC, adding further practicality for family living. Externally, the property benefits from gardens to both the front and rear, providing outdoor space to enjoy, whilst off-street parking adds further convenience. Additional benefits include gas central heating and double glazing throughout. Offering excellent space both inside and out, this is a fantastic opportunity to acquire a well-located family home within easy reach of local schools, amenities and transport connections.

### Entrance Hall

Entering the property reveals a radiator and laminate flooring.

### Lounge

13' 2" x 12' 8" (4.02m x 3.87m)

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

### Kitchen/Diner

10' 2" x 18' 10" (3.11m x 5.75m)

The kitchen-diner has two windows to the rear elevation, a door to the side and access to the under stairs cupboard.

### First Floor Landing

With access to the first floor rooms and a carpeted floor.

### Bedroom One

13' 3" x 11' 2" (4.03m x 3.41m)

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

### Bedroom Two

10' 3" x 11' 2" (3.12m x 3.41m)

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

### Bedroom Three

8' 3" x 8' 4" (2.51m x 2.54m)

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

### **Bathroom**

5' 3" x 7' 5" (1.60m x 2.25m)

The bathroom has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a P shaped bath with a glass screen and mains shower.

### **WC**

With an opaque window to the side elevation, vinyl flooring and a WC.

### **Outside**

With a driveway for one vehicle to the front along with a lawn. The rear garden has a further lawn and a decked area ideal for alfresco dining, along with two secure outbuildings.

### **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.

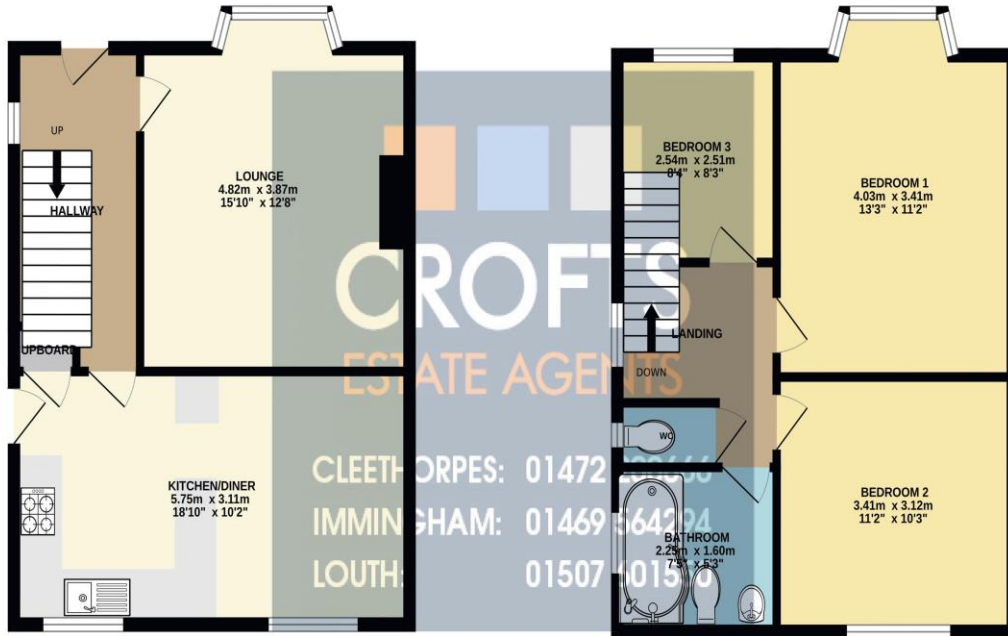
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



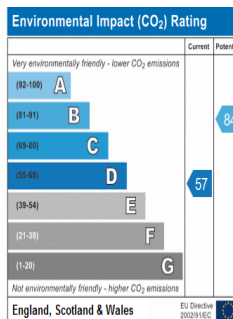
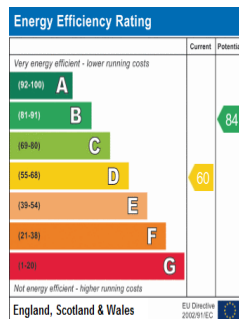
GROUND FLOOR  
41.1 sq.m. (443 sq.ft.) approx.

1ST FLOOR  
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 82.8 sq.m. (891 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.  
Made with Metropix ©2025



Address:  
143 Sutcliffe Avenue, Grimstby, DN33 1EU

**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.