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



Frederick Street

Grimsby
DN31 1RG

Offers in the Region Of £77,500

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Property Introduction

Offered to the market with no forward chain, this mid terrace property on Frederick Street in Grimsby presents an excellent opportunity for first time buyers, families or investors alike. Offering spacious accommodation throughout, the property provides plenty of potential for a new owner to make it their own. The ground floor briefly comprises a welcoming lounge to the front of the property, creating a comfortable space to relax and unwind. To the rear is a generously sized kitchen-diner offering ample room for both cooking and dining, making it ideal for everyday family life and entertaining guests. A convenient ground floor WC adds further practicality to the home. To the first floor are three well proportioned bedrooms along with a family bathroom. The layout offers versatile living accommodation suitable for a range of buyers. Externally, the property benefits from gardens to both the front and rear. The rear garden provides a great outdoor space to enjoy during the warmer months, with potential for seating, planting or play areas. Conveniently positioned for local amenities, schools and transport links, this property offers fantastic potential and viewing is highly recommended.

Entrance Hall

Entering the property reveals a radiator and vinyl floor tiles.

WC

With an opaque window to the front elevation, a WC and basin.

Lounge

11' 6" x 13' 1" (3.50m x 3.98m)

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

Kitchen/Diner

17' 5" x 13' 0" (5.32m x 3.96m)

The kitchen-diner has a window and door to the rear elevation, a radiator and space for a dining table and chairs. There is also a range of fitted units with a sink and drainer and plumbing for a washing machine.

First Floor Landing

The first floor landing has access to the loft and a built in cupboard.

Bedroom One

11' 5" x 13' 1" (3.49m x 4.00m)

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

Bedroom Two

10' 7" x 13' 3" (3.23m x 4.03m)

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

Bedroom Three

8' 6" x 8' 11" (2.59m x 2.71m)

Bedroom three has a window to the front elevation and a carpeted floor.

Bathroom

6' 7" x 5' 5" (2.00m x 1.66m)

The bathroom has an opaque window to the rear elevation, a radiator and a three piece suite with a WC, basin and a bath.

Outside

With a small frontage. The rear garden is low maintenance and there is also a gate 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 : 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.

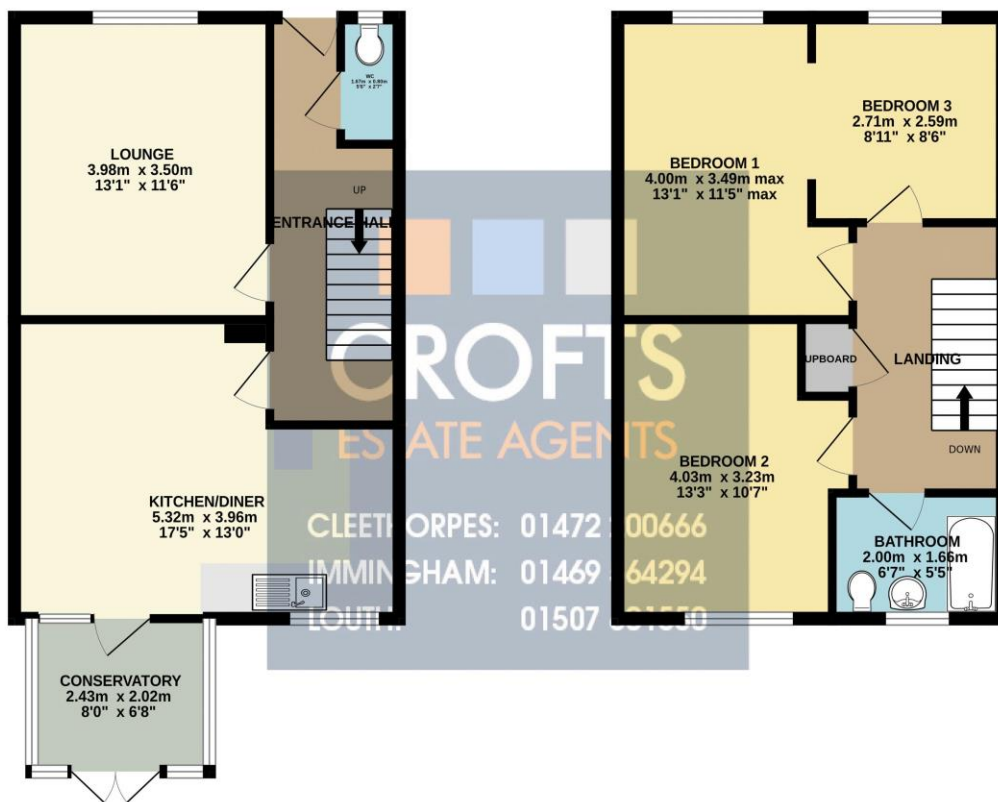
Property Management

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.



GROUND FLOOR
46.7 sq.m. (502 sq.ft.) approx.

1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 88.5 sq.m. (953 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		81 B
69-80	C		
55-68	D	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 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.