



# CROFTS ESTATE AGENTS

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



55 Elm Avenue  
Grimsby  
DN34 4RF

Auction Guide Price £63,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

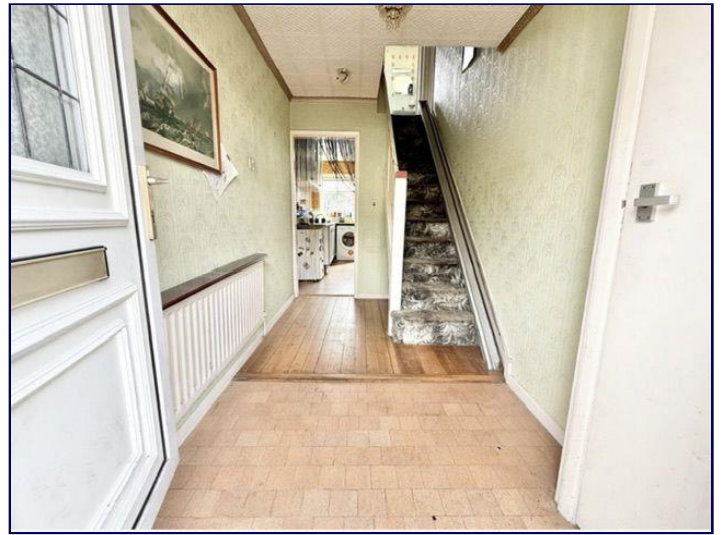
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### Property Description

\*A Hidden Gem Awaiting Transformation ??\* We are delighted to present this charming three-bedroom mid-terrace house, situated in a popular residential cul-de-sac with no forward chain. This blank canvas is ripe for renovation, offering a fantastic opportunity for buyers to restore it to its former glory and modernise it to their taste. The property comprises an entrance hall, kitchen, lounge open plan to dining room, and a conservatory extension on the ground floor, with three good-sized double bedrooms and a bathroom on the first floor. While it requires a full renovation, the potential is clear. The southerly facing garden is a lovely bonus, perfect for relaxing and entertaining, and the off-road parking on the crazy paved frontage adds convenience. What sets this property apart is its unique style, a refreshing contrast to the other properties on the street. With some TLC, this house could be transformed into a stunning home. Whether you're a first-time buyer, an investor, or a family looking to make a statement, this property ticks all the boxes. Don't miss your chance to bring this hidden gem back to life and make it your own. Schedule a viewing today!

### Entrance hall

11' 10" x 6' 5" (3.60m x 1.96m)

Green decor, uPVC frosted door, two uPVC windows, coving, radiator, built in storage cupboard and brown tiled floor.

### Lounge

11' 7" x 12' 0" (3.52m x 3.66m)

Open plan to the dining room the lounge has a uPVC bay window to the front with fitted blind, green decor, to coving. wood laminate flooring, radiator, pendant light.

### Dining room

12' 0" x 11' 0" (3.65m x 3.35m)

Open plan to the lounge, having aluminium sliding doors to the conservatory, radiator, wood fireplace with gas fire and marble hearth, wood laminate flooring and pendant light.

### Kitchen

12' 0" x 7' 5" (3.66m x 2.26m)

Cream wall and base units with marble effect work tops over, cream and white splash back tiling, black sink drainer, brown decor, uPVC frosted door and window, pinky colour tiled floor, space for washing machine, cooker and low level fridge, radiator and ceiling light,

**Conservatory**

8' 7" x 9' 3" (2.61m x 2.81m)

The conservatory has uPVC French doors to the garden, fitted blinds and brown tiled floor.

**Stairs and landing**

Cream carpet and decor and ceiling light.

**Bedroom One**

12' 2" x 12' 4" (3.70m x 3.77m)

uPVC window to the front, neutral decor, pattern carpet, fitted wardrobes, radiator and ceiling light.

**Bedroom Two**

10' 10" x 12' 4" (3.30m x 3.77m)

uPVC window to the rear, neutral decor and carpet, fitted wardrobes, radiator and ceiling light.

**Bedroom Three**

18' 1" x 11' 3" (5.52m x 3.43m)

With green decor, cream carpet, loft access, ceiling light, radiator and uPVC window to the front.

**Family Bathroom**

4' 9" x 12' 8" (1.44m x 3.86m)

Blue three piece bathroom suite, with shower over the bath, blue tiled splash backs, wood laminate flooring, two uPVC frosted windows, ceiling light and radiator.

**Front garden and driveway**

The front is laid to crazy paving with low wall and double metal gates to provide access to parking. A passageway leads front to back for access to the garden.

**Rear garden**

Laid to slab with some raised beds, mature trees, blue slate borders, south facing with gate to front.



**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 and 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**

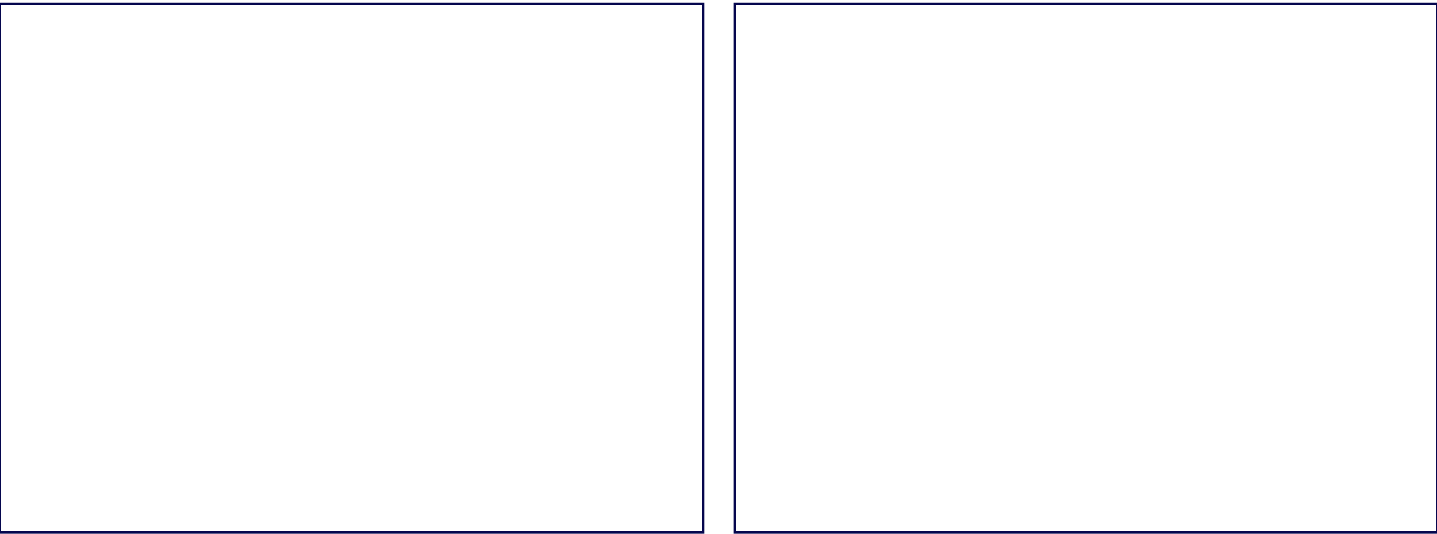
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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





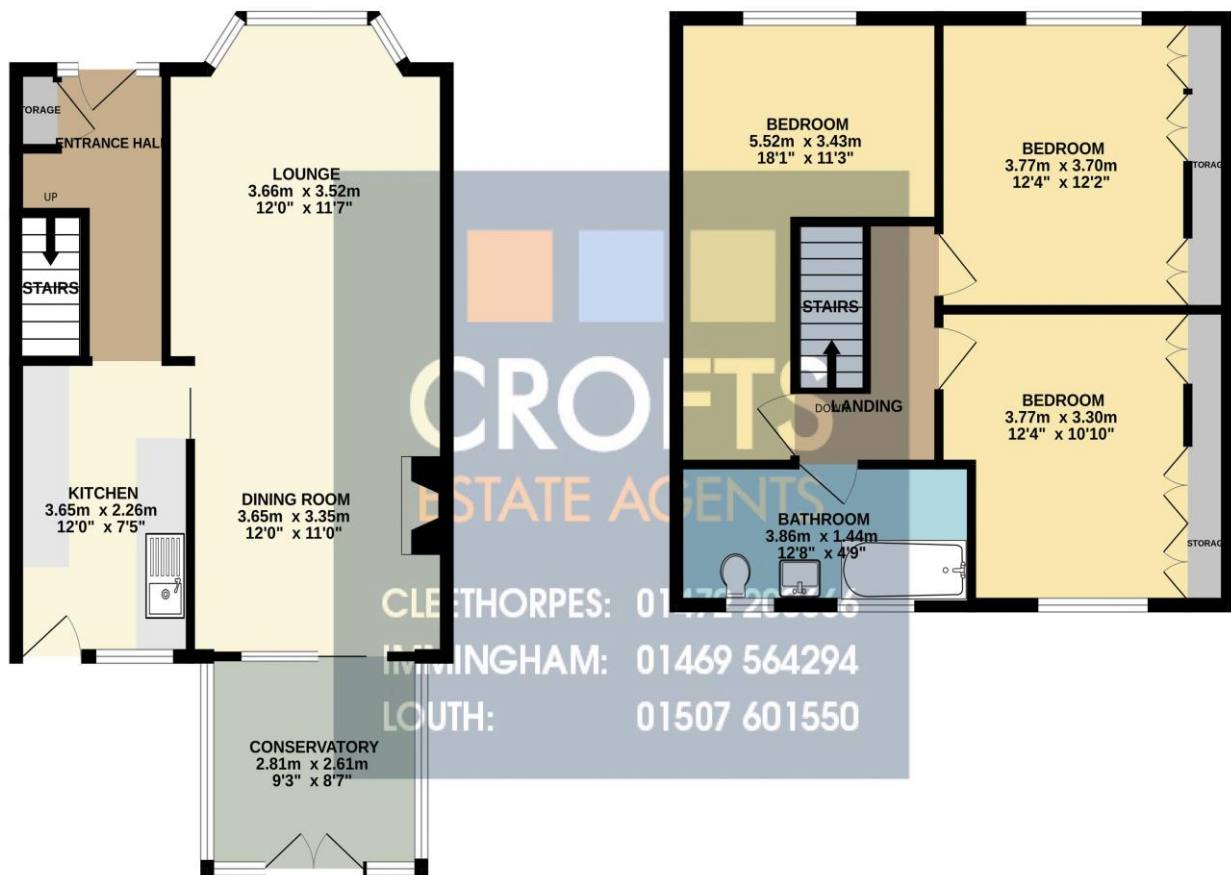
OPEN 7 DAYS A WEEK

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
48.8 sq.m. (526 sq.ft.) approx.

1ST FLOOR  
52.2 sq.m. (561 sq.ft.) approx.



TOTAL FLOOR AREA: 101.0 sq.m. (1087 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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