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Heneage Road

Grimsby
DN32 9NG

£155,000

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

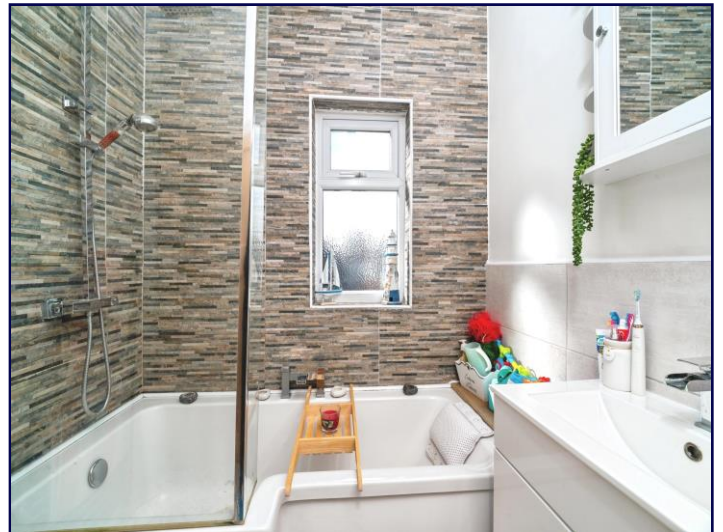
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:
Email: Immingham :
Email: Louth :

cleethorpes@croftsestateagents.co.uk
immingham@croftsestateagents.co.uk
louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Situated on the ever-popular Heneage Road, this well-presented traditional three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for families seeking a property close to local amenities, schools and transport links. The welcoming entrance hall sets the tone for the accommodation throughout, leading to a convenient ground floor cloakroom/WC, a comfortable lounge and a separate dining/sitting room which provides an excellent space for family gatherings and entertaining. The dining area flows seamlessly into the well-fitted kitchen, creating a practical and sociable layout suited to modern day living. To the first floor are three well-proportioned bedrooms, offering ample space for a growing family, together with a family bathroom/WC. Outside, the property benefits from attractive gardens to both the front and rear. The front garden enhances the home's kerb appeal, while the enclosed rear garden provides a private outdoor space perfect for children to play, summer entertaining or simply relaxing. Ideally positioned close to Weelsby Road, the property enjoys excellent access to both Grimsby and Cleethorpes town centres, with a wide range of shops, leisure facilities, schools and transport connections all within easy reach. Combining traditional character with practical family living, this superb semi-detached home presents an excellent opportunity for buyers looking to establish themselves in a convenient and sought-after residential location. Early viewing is highly recommended to fully appreciate the space, location and potential this delightful family home has to offer.

Entrance Hall

Entering the property reveals a radiator and laminate flooring.

Living Room

12' 2" x 12' 1" (3.72m x 3.68m)

The living room has a window to the front elevation, a radiator and a carpeted floor.

Dining Room

17' 11" x 13' 2" (5.46m x 4.01m)

The dining room has a window to the side elevation, French doors to the rear, a radiator and a carpeted floor.

Kitchen

10' 5" x 9' 5" (3.18m x 2.88m)

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

WC

5' 7" x 2' 7" (1.70m x 0.80m)

With a WC and basin.

First Floor Landing

With an opaque window to the side elevation and a carpeted floor.

Bedroom One

13' 1" x 11' 1" (4.00m x 3.37m)

Bedroom one has a window to the rear a radiator and a carpeted floor. There are also built in wardrobes.

Bedroom Two

12' 1" x 11' 3" (3.69m x 3.42m)

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

Bedroom Three

8' 4" x 6' 4" (2.53m x 1.92m)

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

Bathroom

6' 8" x 6' 3" (2.02m x 1.91m)

The bathroom has an opaque window to the rear elevation and a white suite with a WC, vanity basin and a P shaped bath with a glass screen.

Outside

Approached through a gate there is a lawn and path to the front door and side gate into the rear garden. The rear garden has a lawn and a decked area ideal for alfresco dining.

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

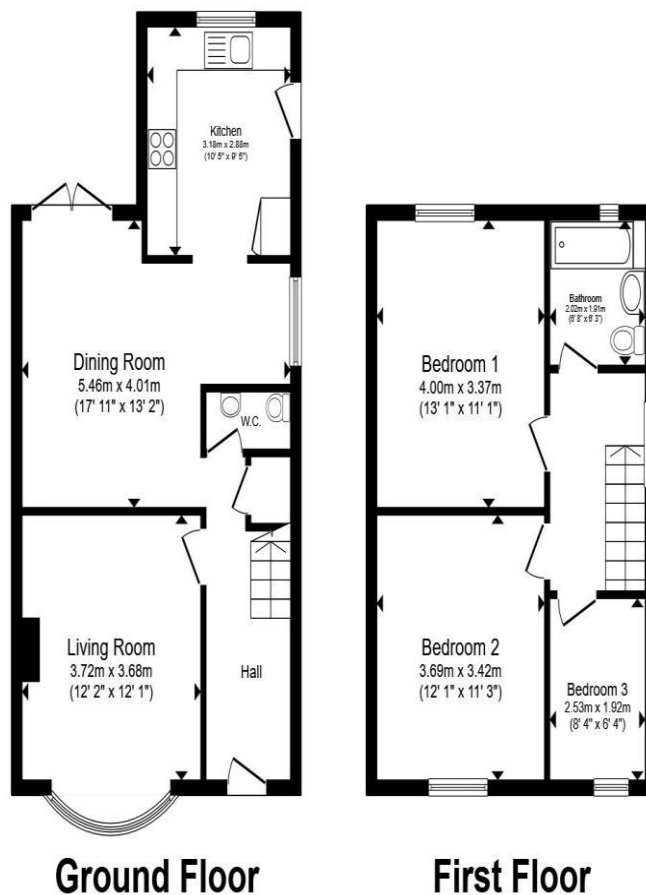
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<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.





Total floor area 92.9 m² (1,000 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		