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Ashtree Avenue

Grimsby
DN34 4RA

£130,000

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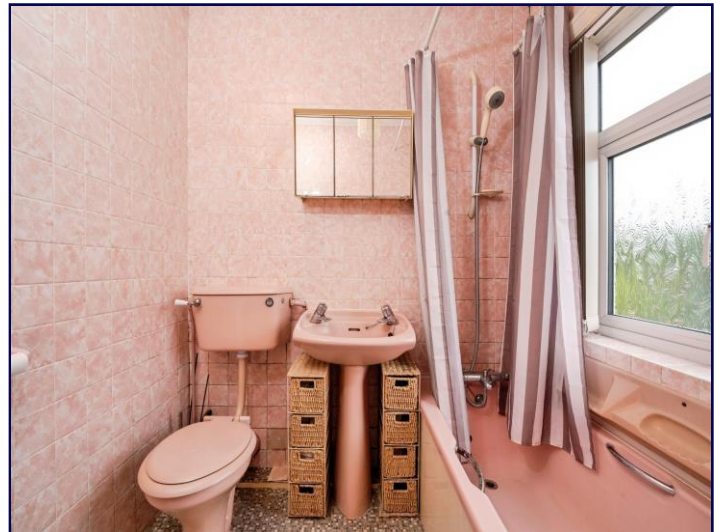
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Property Introduction

Offered for sale with no forward chain, this well-proportioned three-bedroom semi-detached home on Ashtree Avenue presents an excellent opportunity for first-time buyers, families or those looking to put their own stamp on a property in a popular residential location. The accommodation is thoughtfully arranged and offers generous living space throughout. Upon entering, you are welcomed by an entrance hallway leading to a bright and spacious lounge, perfect for relaxing with family or friends. A separate dining room provides an ideal setting for everyday meals and entertaining, while the fitted kitchen offers a good range of storage and workspace. Completing the ground floor is a convenient WC. To the first floor are three well-proportioned bedrooms, comprising two comfortable doubles and a generous single, all served by a family bathroom. Outside, the property benefits from attractive front and rear gardens, providing excellent outdoor space for families and keen gardeners alike. A gated driveway offers secure off-road parking and leads to the garage, which provides further storage or workshop potential. The enclosed rear garden offers a private space to relax, entertain or enjoy the warmer months. Being offered with no forward chain, this is a fantastic opportunity for buyers seeking a home they can move into with minimal delay. Conveniently situated close to local schools, shops and amenities, along with excellent transport links, this property combines comfortable family living with outstanding potential. Early viewing is highly recommended to fully appreciate the space, location and opportunity this excellent home has to offer.

Entrance Hall

Entering the property through the porch reveals coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

WC

4' 1" x 3' 11" (1.25m x 1.19m)

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

Lounge

11' 0" x 12' 5" (3.35m x 3.79m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

11' 7" x 12' 11" (3.52m x 3.94m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

13' 9" x 6' 11" (4.20m x 2.11m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the side, a radiator and vinyl flooring. There is also a fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

First Floor Landing

With an opaque window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

Bedroom One

12' 1" x 13' 5" (3.69m x 4.09m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also built in storage cupboards.

Bedroom Two

10' 11" x 11' 0" (3.34m x 3.36m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There are also a fitted wardrobes.

Bedroom Three

7' 6" x 7' 10" (2.29m x 2.40m)

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

Bathroom

6' 5" x 6' 5" (1.95m x 1.96m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath.

Garage

The garage features an up-and-over door, a window and pedestrian door to the side elevation, and is equipped with electricity.

Outside

A driveway is accessed through gates to reveal off road parking. There is also a tidy front garden with established shrubs. The rear garden has a lawn with established shrubs and a patio area ideal for alfresco dining.

Tenure

Believed to be Leasehold, 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

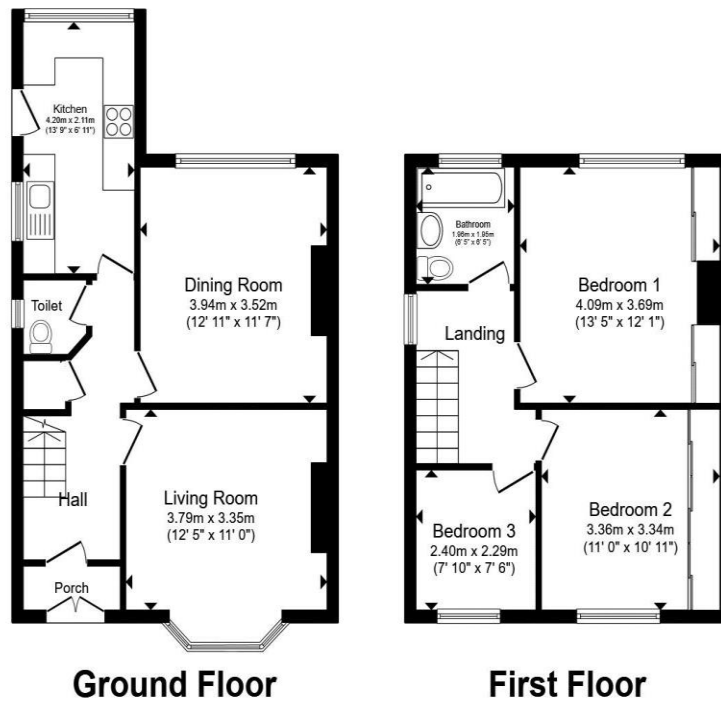
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Property Management

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

First Floor

Total floor area 89.0 m² (958 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

