



CROFTS ESTATE AGENTS

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



Littlefield Lane

Grimsby
DN34 4PN

£150,000

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Property Introduction

A Great Opportunity in a Prime Location ?? We are pleased to offer this three-bedroom semi-detached house, perfectly situated close to Grimsby town centre. With no forward chain, this property presents a fantastic opportunity for buyers looking to add their own touch. The house briefly comprises a spacious entrance hall, two ground floor reception rooms, a cloakroom, and a breakfast kitchen. The first floor features three bedrooms and a bathroom, accessed via the stairs and landing. The property also benefits from a good-sized rear garden and off-road parking for multiple cars. Whilst the property is in need of improvement and a good general tidy up, it offers excellent potential for buyers looking for a project. Its proximity to Grimsby town centre makes it an attractive option for those looking for a convenient and central location. With a bit of TLC, this property could be transformed into a lovely home. Schedule a viewing today and make it yours! Would you like to know more about the local area or arrange a viewing?

Entrance hall

Lounge

Dining room

Kitchen breakfast room

Cloakroom

Stairs and landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Rear garden

Front garden and driveway

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 B: 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.

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



