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



St. Ives Crescent

Grimsby
DN34 5SJ

£90,000

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

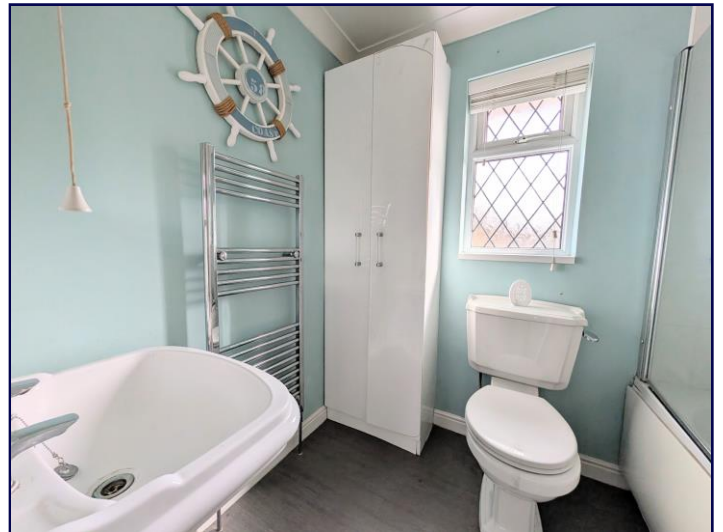
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Property Introduction

NO ONWARD CHAIN – A well-proportioned three-bedroom mid-terrace house situated on St Ives Crescent in Grimsby, offering spacious accommodation arranged over three levels and benefiting from gardens to the front and rear, together with a gated driveway. The property briefly comprises an entrance hall leading into a comfortable lounge, providing a welcoming reception space for everyday living. To the rear is a kitchen-diner, offering a practical and sociable area with space for both cooking and dining and access towards the rear garden. To the first floor are three well-proportioned bedrooms, together with the family bathroom. The accommodation continues to the loft level, where a useful loft room provides additional versatile space, ideal for use as a home office, hobby room, playroom or occasional guest accommodation, subject to the necessary permissions and regulations. Externally, the property benefits from gardens to both the front and rear, providing useful outdoor space for relaxing, entertaining or family use. A gated driveway provides valuable off-road parking to the property. Offered to the market with no onward chain, this property provides well-balanced accommodation with useful additional space and would suit a range of buyers, including families, first-time buyers and investors. Early viewing is recommended to appreciate the space and layout on offer.

Entrance Hall

Entering the property reveals a radiator and laminate flooring.

WC

The WC has an opaque window to the front elevation, a WC and tiled floor.

Lounge

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

Kitchen/Diner

The kitchen-diner has a window and French doors to the rear elevation, a radiator and a tiled floor. There is also a range of fitted units with a sink drainer and an electric oven and hob with an extractor over.

First Floor Landing

With access to the first floor rooms and a door to the loft room.

Bedroom One

Bedroom one has a window to the front elevation, a radiator and laminate flooring.

Bedroom Two

Bedroom two has a window to the front elevation, a radiator and laminate flooring.

Bedroom Three

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

Bathroom

The bathroom has an opaque window to the rear elevation, a heated towel rail and a WC, basin and a bath.

Outside

With gardens to the front and rear and with outbuildings to the rear garden. There are also gates to the front for secure parking.

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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

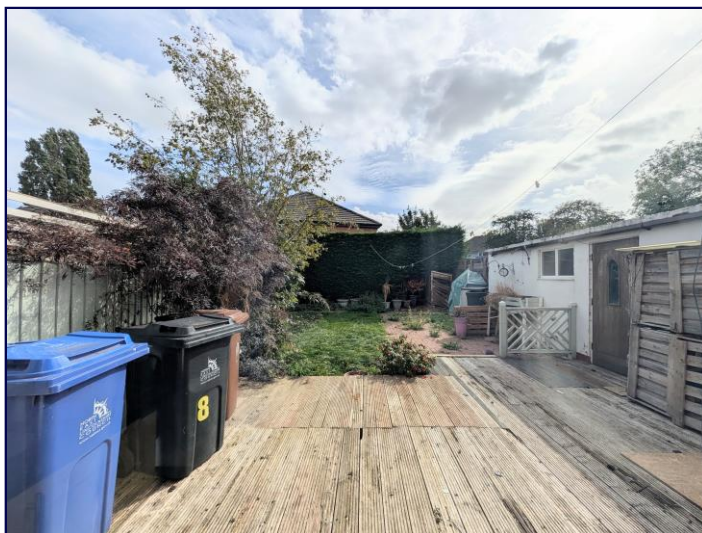
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.



83 st Ives crescent



Total Area: 111.0 m² ... 1195 ft²

All measurements are approximate and for display purposes only