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



Patrick Street

Grimsby
DN32 9PQ

Offers in the Region Of £74,950

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LOUTH: 3 Market Place, Louth, LN11 9NR

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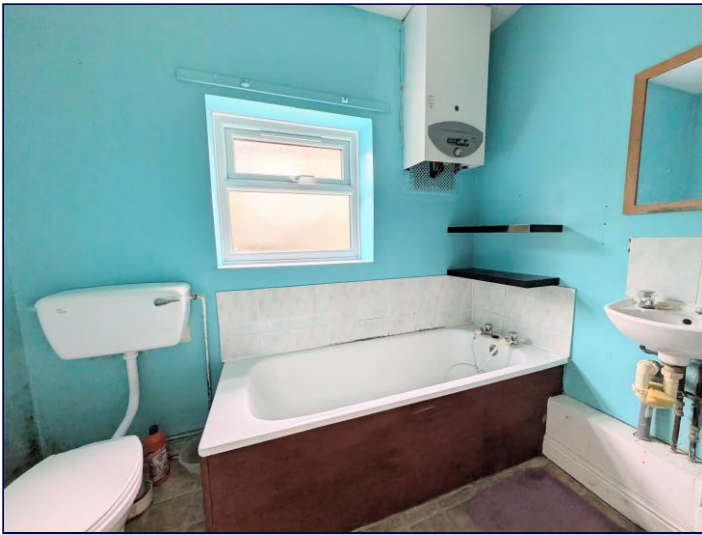
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Property Introduction

Offered for sale with no forward chain, this traditional mid-terrace property is ideally located on Patrick Street in Grimsby and would make an excellent purchase for first-time buyers, investors or those seeking a conveniently positioned home. The property benefits from new uPVC windows installed in December 2025, enhancing both energy efficiency and kerb appeal. The accommodation is well laid out and begins with a welcoming lounge to the front of the property, leading through to a separate dining room which provides an ideal space for family meals or entertaining. To the rear, there is a fitted kitchen offering ample storage and worktop space, along with a ground floor bathroom for added convenience. To the first floor, the property offers three bedrooms, providing flexible accommodation suitable for a growing family, home office space or guest rooms. Externally, the home enjoys gardens to both the front and rear, offering outdoor space for relaxation or low-maintenance enjoyment. The rear garden provides a private area ideal for seating or outdoor dining. Situated close to local amenities, schools and transport links, this well-positioned property represents a great opportunity for buyers looking for a home with potential in a popular residential location. Early viewing is recommended.

Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

11' 2" x 9' 11" (3.40m x 3.01m)

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

Dining Room

11' 2" x 10' 4" (3.40m x 3.14m)

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

Kitchen

16' 1" x 8' 7" (4.91m x 2.62m)

The kitchen has a window to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer and plumbing for a washing machine.

Lobby

With a door to the side elevation.

Bathroom

4' 10" x 8' 2" (1.47m x 2.48m)

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

First Floor Landing

The first floor landing has a carpeted floor and access to the loft as well as a large storage cupboard.

Bedroom One

11' 2" x 13' 2" (3.41m x 4.02m)

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

Bedroom Two

11' 3" x 10' 2" (3.42m x 3.11m)

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

Bedroom Three

7' 7" x 8' 9" (2.32m x 2.66m)

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

Outside

With low maintenance gardens to the front and rear.

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 A: 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.

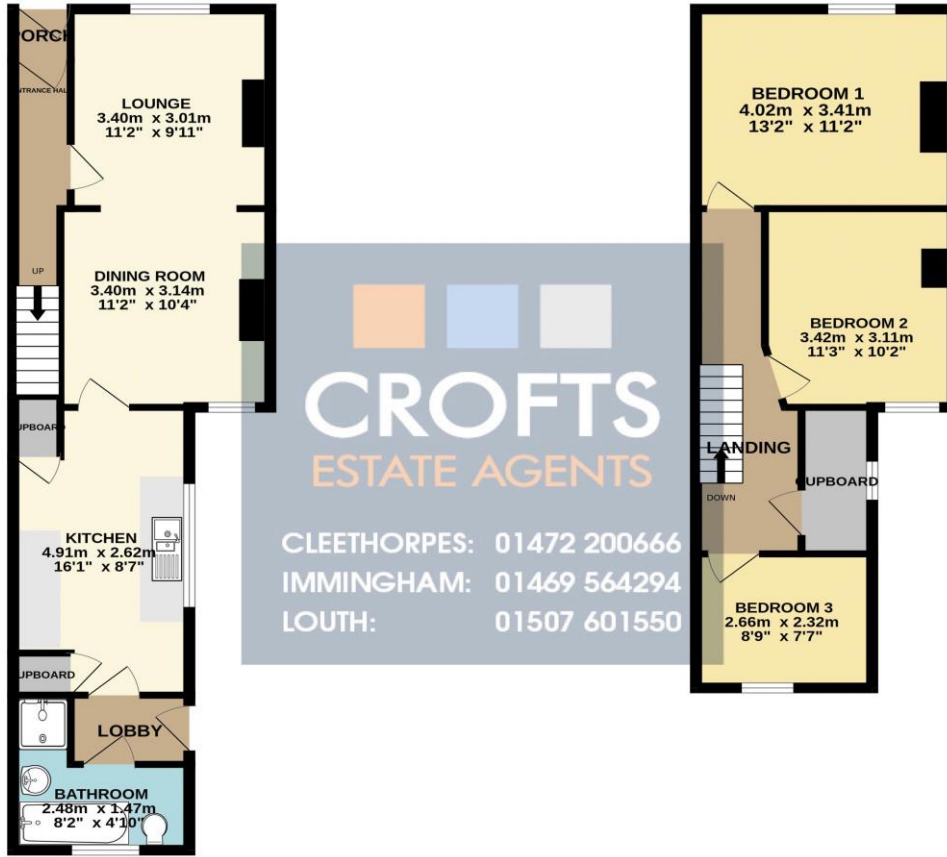
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR
45.1 sq.m. (486 sq.ft.) approx.

1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA - 83.0 sq.m. (894 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.