



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Park Street

Grimsby
DN32 7NT

Monthly Rental Of £440
Deposit of £475

Refurbished to a very good standard Crofts are pleased to bring to the market this three bedroom mid terrace house. The property boasts newly plastered and painted walls, new carpets, new kitchen and bathroom and will make a lovely property to move into as a nearly new house. There are three good sized bedrooms to the first floor along with bathroom with shower over bath. To the rear is a good sized garden and to the front is off road parking. Providing good access to Grimsby Road for either Grimsby Town, Cleethorpes or the A180 Humber Bank the property is also on bus routes and close to amenities.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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Entrance Porch

3' 2" x 2' 9" (0.96m x 0.83m)

Neutral decor, uPVC frosted door and carpet mat

Entrance Hall

12' 10" x 3' 2" (3.90m x 0.96m)

Neutral decor, radiator, carpet, pendant light and original coving.

Lounge dining room

25' 11" x 11' 11" (7.91m x 3.63m)

A large open plan lounge dining space with two uPVC windows one to either end, two radiators, neutral decor, carpet and two pendant lights .

Kitchen diner

21' 4" x 9' 7" (6.49m x 2.92m)

The kitchen diner is a great light space with three uPVC windows and uPVC frosted door to rear. The kitchen has a range of oak effect wall and base units with charcoal work tops over, extractor space for cooker, tall fridge freezer, dish washer and washing machine, radiator, neutral decor, grey tile effect vinyl flooring, sink drainer, under stairs storage cupboard, pendant and ceiling light.

Stairs and Landing

Neutral decor, carpet, loft access and pendant light.

Bedroom One

12' 8" x 15' 3" (3.85m x 4.64m)

Neutral decor, carpet, uPVC window to the front, radiator and pendant light.

Bedroom Two

13' 5" x 9' 6" (4.09m x 2.90m)

Another double bedroom with carpet, neutral decor, radiator, uPVC window to rear and pendant light.

Bedroom Three

13' 8" x 9' 7" (4.17m x 2.91m)

A third double bedroom has uPVC window to the rear, carpet, neutral decor, radiator and pendant light.

Bathroom

7' 4" x 6' 5" (2.24m x 1.95m)

The bathroom has three piece white suite with shower off taps over bath with glass shower screen. There are marble effect splash back boarding to wet areas, neutral decor, grey tile effect vinyl flooring, uPVC frosted window to the side, ceiling light, extractor and radiator.

Rear garden

The rear garden has lawn, fence to one side and wall to the other with slab path to timber gate at the rear of the property. There is also a concrete hard standing to the rear of the property.

Front garden

The front garden has an open front with space for off road 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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

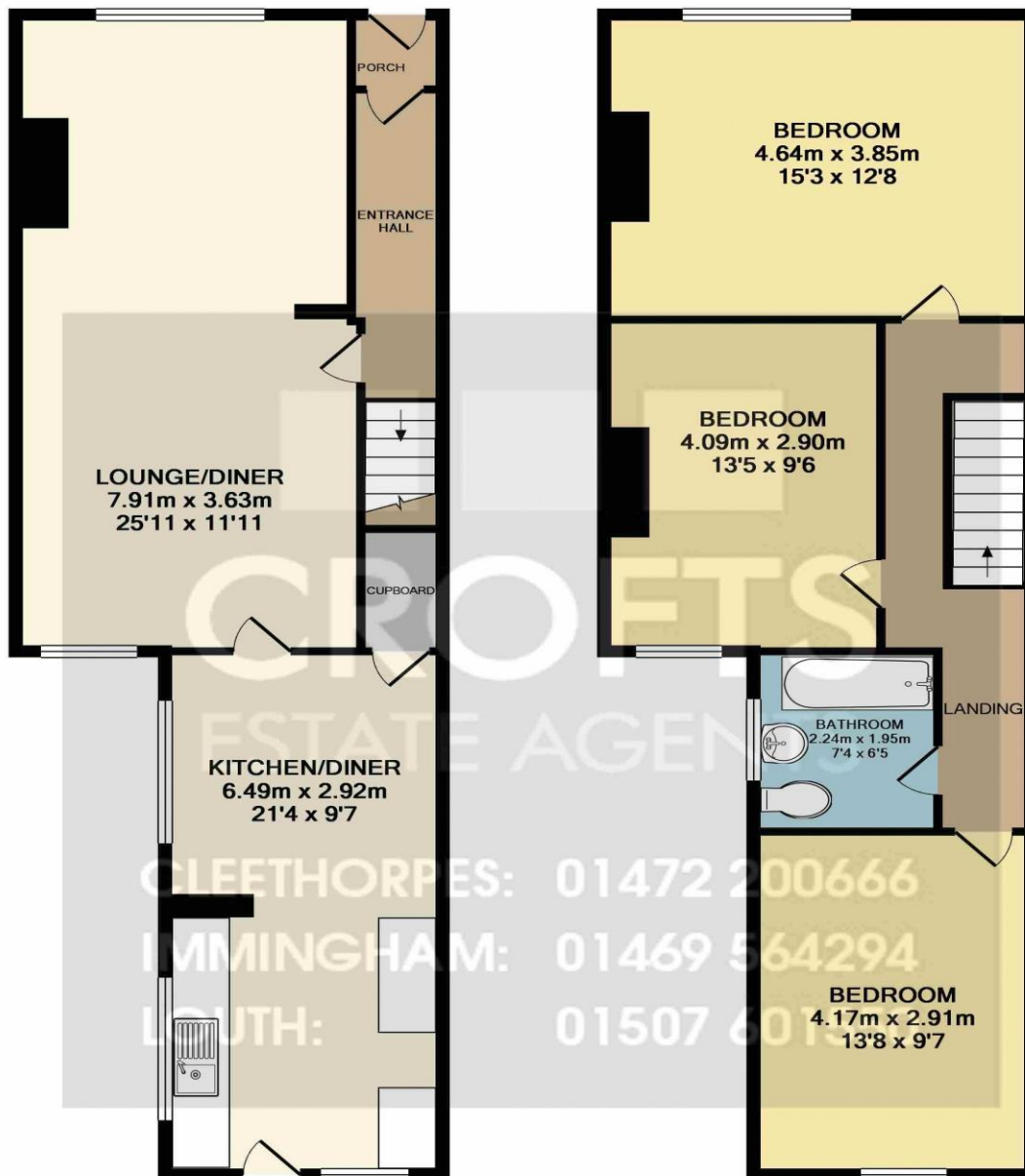
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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





GROUND FLOOR
APPROX. FLOOR
AREA 53.4 SQ.M.
(574 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 53.2 SQ.M.
(573 SQ.FT.)

TOTAL APPROX. FLOOR AREA 106.5 SQ.M. (1147 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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