



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Alexandra Road

Grimsby
DN31 1RW

Offers in the Region Of £97,500

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Situated on the ever-popular Alexandra Road in Grimsby, this spacious mid-terrace home offers generous accommodation throughout, making it an ideal purchase for first-time buyers, growing families or investors alike. The ground floor welcomes you into a bright and comfortable lounge, creating the perfect space to relax. Flowing seamlessly from the lounge is the dining room, providing an excellent setting for family meals and entertaining guests while enhancing the sense of space throughout the home. Completing the ground floor is a well-proportioned kitchen, offering ample worktop and storage space to cater for modern day living. To the first floor are three well-sized bedrooms, all offering flexibility for family life, home working or guest accommodation. The family bathroom is also located on the first floor and serves the property well. Externally, the property benefits from gardens to both the front and rear. The front garden provides an attractive approach to the home, while the enclosed rear garden offers a pleasant outdoor space, ideal for relaxing, entertaining or enjoying with the family. Conveniently positioned close to a wide range of local amenities, well-regarded schools and regular bus services, the property also enjoys easy access to Grimsby town centre and the surrounding road network, making it an excellent choice for commuters. Offering spacious accommodation, well-proportioned rooms and excellent potential to personalise, this attractive home presents a fantastic opportunity for a variety of buyers. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hall

Entering the property through the porch reveals a radiator and vinyl flooring.

Lounge

11' 11" x 9' 9" (3.63m x 2.97m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and vinyl flooring.

Dining Room

12' 2" x 9' 9" (3.72m x 2.97m)

The dining room has a window to the rear elevation, a radiator and vinyl flooring. There is also access to the under stairs cupboard.

Kitchen

18' 4" x 8' 4" (5.58m x 2.54m)

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

First Floor Landing

The first floor landing has coving to the ceiling, access to the loft and a built in cupboard.

Bedroom One

11' 11" x 13' 2" (3.64m x 4.02m)

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

Bedroom Two

12' 2" x 7' 8" (3.70m x 2.33m)

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

Bedroom Three

9' 8" x 8' 5" (2.95m x 2.56m)

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

Bathroom

8' 4" x 5' 7" (2.53m x 1.69m)

The bathroom has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a bath with a glass screen and mains shower over.

Outside

The front garden is accessed through a gate and leads to the front door. The rear garden is low maintenance and is enclosed by perimeter fencing with a gate to the rear which will reveal 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.

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

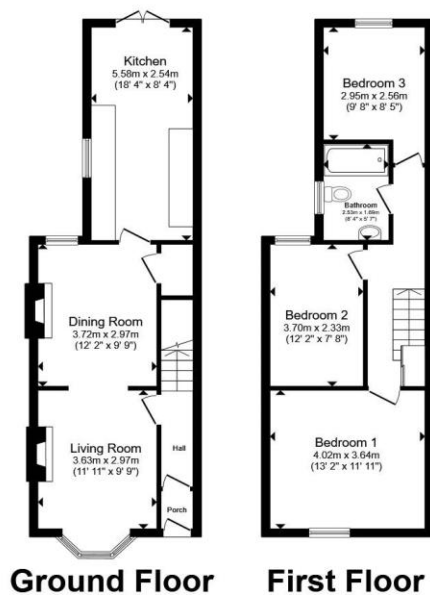
Free Valuations

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.





Total floor area 86.3 m² (929 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		