



# CROFTS ESTATE AGENTS

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



Edge Avenue

Grimsby  
DN33 2DH

Offers in the Region Of £150,000

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Introduction

Situated on Edge Avenue in Grimsby, this well-presented mid-terrace property offers an ideal home for a young family seeking comfort, space, and convenience. The property benefits from off-road parking to the front and features tidy, low-maintenance gardens to both the front and rear—perfect for busy lifestyles without compromising on outdoor enjoyment. NO FORWARD CHAIN Inside, the ground floor comprises a welcoming lounge-diner, providing a versatile space for both relaxing and entertaining, alongside a well-appointed kitchen with ample storage and workspace. The layout is practical and family-friendly, making day-to-day living easy and enjoyable. Upstairs, the property boasts three generously sized double bedrooms, offering plenty of room for growing families or those needing additional space for home working. A modern bathroom completes the first floor, finished to a clean and contemporary standard. Externally, the home benefits from a passageway running along the side of the property, providing access from the front to the rear—exclusive to this home and ideal for convenience and security. Overall, this is a fantastic opportunity to acquire a comfortable and well-maintained home in a popular residential area.

### Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

### Kitchen

10' 5" x 8' 4" (3.18m x 2.55m)

The kitchen has a window to the rear elevation, a tiled floor and a range of modern fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and hob.

### Lounge/Diner

24' 1" x 10' 6" (7.35m x 3.21m max)

The lounge-diner has a window to the front, French doors to the rear, a radiator and a wood floor.

### First Floor Landing

With access to the loft and a carpeted floor.

### Bedroom One

10' 5" x 12' 2" (3.18m x 3.71m)

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

### Bedroom Two

9' 7" x 11' 4" (2.92m x 3.45m)

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

### Bedroom Three

12' 11" x 8' 6" (3.94m x 2.60m min)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

### **Bathroom**

5' 5" x 7' 7" (1.66m x 2.32m)

The bathroom has two opaque windows to the rear elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and P shaped bath.

### **Outside**

With a block paved driveway providing off road parking there is also a low maintenance area. A passage way leads from the front to the rear and is secure to the front. The rear garden is all paved with secure outbuildings with electrics, making this a tidy and low maintenance area.

### **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.

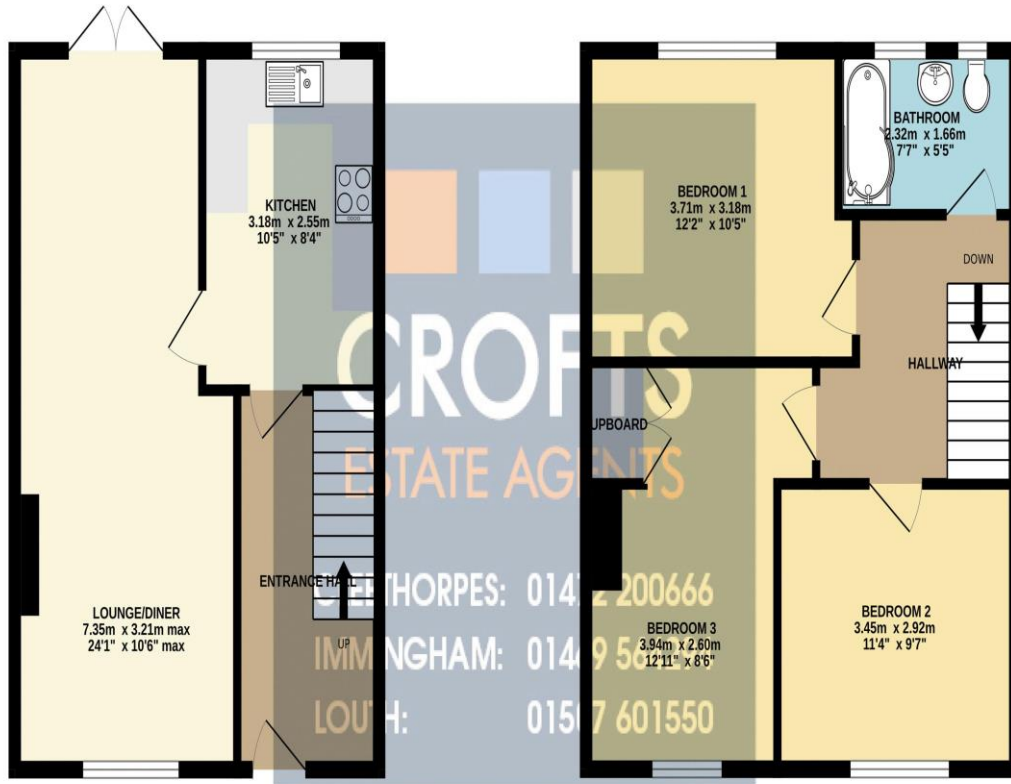
### **Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



GROUND FLOOR  
38.3 sq.m. (412 sq.ft.) approx.

1ST FLOOR  
45.1 sq.m. (485 sq.ft.) approx.



TOTAL FLOOR AREA: 83.4 sq.m. (897 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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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