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



Danes Close

Grimsby
DN32 9AG

Offers in the Region Of £109,950

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

With no forward chain on the vendor's side, early viewing is highly recommended for this attractive two double bedroom mid-terrace home, perfectly suited to a range of buyers including first-time purchasers seeking a stylish starter home, as well as investors looking for a strong buy-to-let opportunity to enhance or begin their portfolio. Well presented throughout and benefiting from gas central heating and uPVC double glazing, the property offers spacious and comfortable accommodation comprising a welcoming living room, fitted breakfast kitchen, convenient cloakroom, landing, two double bedrooms, and a family bathroom. Externally, the property enjoys a low-maintenance rear garden, ideal for relaxing or entertaining. A fantastic opportunity to acquire a ready-to-move-into home in a popular and convenient location.

Lounge

16' 0" x 12' 8" (4.88m x 3.85m)

With composite double glazed entry door and window to the front elevation. Central heating radiator. Staircase to the first floor.

Kitchen/Breakfast Room

12' 8" x 12' 0" (3.85m x 3.66m)

The breakfast kitchen offers a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with extractor over. Plumbing for a washing machine. Worcester gas boiler. Central

heating radiator. uPVC double glazed window and entry door to the rear elevation. Central heating radiator.

Cloakroom

Fitted with a w.c and wash hand basin. Central heating radiator.

First Floor Landing

Central heating radiator. Loft access to the ceiling.

Bedroom One

12' 9" x 12' 8" (3.89m x 3.85m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

Bedroom Two

8' 11" x 12' 7" (2.71m x 3.84m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

The bathroom is equipped with a panelled bath with shower over, pedestal wash hand basin and a low level w.c. Tiled splashback. Central heating radiator.

Outside

The property benefits from a low maintenance garden to the 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 B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

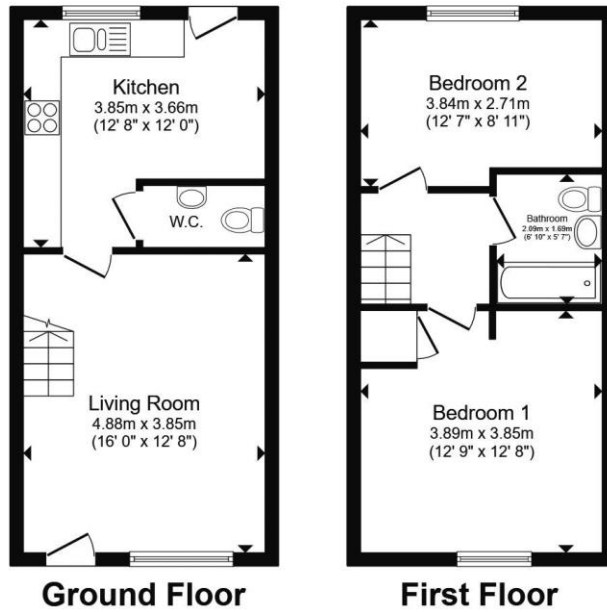
Free Valuations

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 65.9 m² (709 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		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		