



CROFTS ESTATE AGENTS

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



Sutcliffe Avenue

Grimsby
DN33 1AG

Auction Guide Price £65,000

NO FORWARD CHAIN - IDEAL FOR A VARIETY OF BUYERS - IN NEED OF A SCHEME OF MODERNISATION - Crofts estate agents are delighted to offer for sale this spacious mid terrace property which is located within a popular residential area. Benefitting from close proximity to many local amenities, schools and also good bus links, viewing comes highly advised. Internal viewing will reveal the entrance hall, WC, lounge, kitchen-diner, three bedrooms and the shower room. With low maintenance gardens to the front and rear and the property also benefits from majority uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

Entering the property reveals the hall way with a radiator and under stairs cupboard.

WC

The WC has an opaque window to the side elevation and a WC.

Lounge

13' 5" x 11' 11" (4.08m x 3.63m)

The lounge has a bay window to the front elevation, a radiator and a feature fire place.

Kitchen/Diner

11' 9" x 18' 3" (3.58m x 5.57m)

The kitchen-diner has windows and a door to the rear elevation, a radiator and a wall of fitted units with a one and a half sink and drainer. There is also a good space for a dining table and chairs.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft and a radiator.

Bedroom One

13' 5" x 11' 11" (4.09m x 3.63m)

Bedroom one has two windows to the front elevation and a radiator.

Bedroom Two

11' 9" x 9' 11" (3.58m x 3.02m)

Bedroom two has a window to the rear elevation, a radiator and a built in cupboard.

Bedroom Three

7' 11" x 8' 0" (2.41m x 2.45m)

Bedroom three has a window to the rear elevation.

Shower Room

6' 4" x 5' 10" (1.94m x 1.78m)

The shower room has an opaque window to the front elevation, fully tiled walls, a radiator and a tiled floor. There is also a white suite with a WC, basin and a shower cubicle with a mains shower.

Outside

The are low maintenance gardens to the front and rear with the front being accessed through a gate and the rear a passage way to the side.

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.

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 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

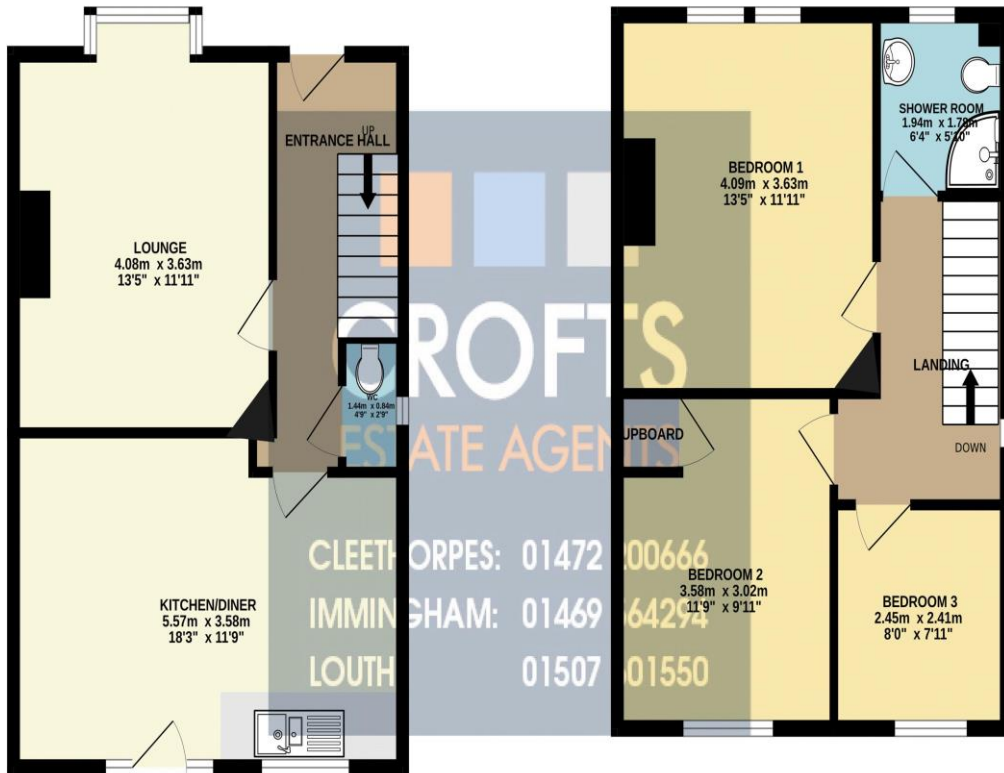
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Tenure



GROUND FLOOR
41.8 sq.m. (450 sq.ft.) approx.

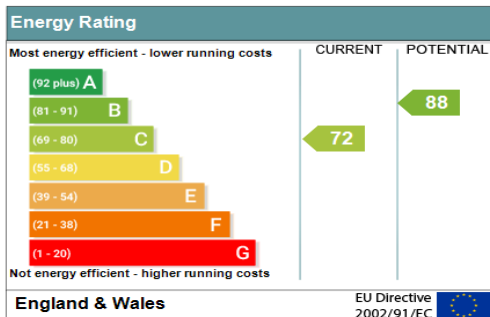
1ST FLOOR
41.1 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA: 82.9 sq.m. (893 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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Address: 51 Sutcliffe Avenue, GRIMSBY, DN33 1AG
RRN:



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