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



Granville Street

Grimsby
DN32 9NX

£85,000

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Property Introduction

Introducing Granville Street, Grimsby, DN32 9NX – a deceptively spacious three-bedroom mid-terrace home, offered for £85,000, presenting an excellent opportunity for a variety of purchasers. The property boasts three reception rooms, offering an impressive degree of flexibility for modern family living, entertaining or working from home, together with two bathrooms and three well-proportioned bedrooms. Offered to the market vacant and with no onward chain, this appealing home provides the opportunity for a smooth and straightforward purchase. Its generous and adaptable accommodation makes it an attractive proposition for first-time buyers looking to take their first step onto the property ladder, while investors will also recognise the property's potential as an appealing rental opportunity. Externally, the rear garden has been designed with ease of maintenance in mind, being fully paved with no lawn, creating a practical and private outdoor space for relaxing or entertaining. With its versatile layout, convenient no-chain position and attractive asking price of £85,000, 103 Granville Street represents a fantastic opportunity to acquire a spacious home with excellent potential. Service Disclaimer: All services/appliances have not and will not be tested.

Lounge

15' 5" x 10' 10" (4.70m x 3.30m)

The lounge has a bay window to the front elevation, a radiator and a carpeted floor.

Reception Room

12' 0" x 8' 4" (3.65m x 2.55m)

With a window to the rear elevation, a radiator and a carpeted floor.

Dining Room

15' 5" x 9' 1" (4.70m x 2.77m)

With sliding patio doors to the side and a radiator and carpeted floor.

Kitchen

10' 10" x 9' 1" (3.30m x 2.77m)

The kitchen has a window to the side elevation and a range of fitted units, a sink and drainer and electric oven and hob.

Shower Room

9' 1" x 2' 7" (2.77m x 0.80m)

The shower room has an opaque window to the rear elevation, a radiator and a WC, basin and a shower cubicle with an electric shower.

Bedroom 1

14' 1" x 12' 0" (4.30m x 3.67m)

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

Bedroom 2

11' 10" x 9' 2" (3.60m x 2.80m)

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

Bedroom 3

9' 2" x 9' 2" (2.80m x 2.80m)

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

Bathroom

8' 2" x 5' 11" (2.50m x 1.80m)

The bathroom has an opaque window to the side elevation, a WC, basin and a bath.

Outside

With gardens to the front and rear.

Tenure

Believed to be , 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 : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice





Total floor area 105.1 m² (1,131 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		