



# CROFTS ESTATE AGENTS

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



Salisbury Avenue  
Waltham  
Grimsby  
DN37 0BX

£140,000

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### Property Introduction

Offered for sale with NO FORWARD CHAIN, this semi-detached property on Salisbury Avenue in the ever-popular village of Waltham presents an excellent opportunity for buyers looking to create a home to their own taste. Requiring a scheme of modernisation throughout, the property offers great potential and would appeal to first time buyers, investors or those seeking a project in a desirable residential location. The accommodation briefly comprises a welcoming entrance hallway leading to a lounge, separate dining room and kitchen to the ground floor, providing a well-proportioned layout with scope for improvement or reconfiguration if desired. To the first floor there are three bedrooms along with a bathroom and separate WC, offering practical family living space. Occupying a generous plot, the property benefits from gardens to three sides, providing plenty of outdoor space and potential for landscaping or extension, subject to the necessary permissions. A driveway provides off-road parking. Situated within a well-established residential area, the property is conveniently placed for local amenities, schools and transport links. An excellent opportunity to acquire a home with significant potential in a sought-after village location, offered to the market with no onward chain for ease of purchase.

### Entrance Hall

Entering the property reveals a radiator and laminate flooring.

### Lounge/Diner

18' 2" x 10' 11" (5.54m x 3.34m)

The lounge has a window to the front elevation, sliding patio doors to the rear elevation, a radiator and laminate flooring.

### Kitchen

10' 10" x 13' 1" (3.29m max x 4.00m max)

The kitchen has a window to the rear elevation, door to the side, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer.

### Dining Room

6' 11" x 6' 10" (2.12m x 2.09m)

The dining room has a window to the front elevation and a tiled floor.

### First Floor Landing

With a window to the rear elevation and laminate flooring.

### Bedroom One

12' 4" x 10' 0" (3.75m x 3.05m)

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

### Bedroom Two

9' 6" x 11' 1" (2.89m x 3.37m)

Bedroom two has a window to the front elevation, a radiator and laminate flooring.

### Bedroom Three

8' 5" x 7' 10" (2.57m x 2.38m)

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

### Bathroom

5' 7" x 6' 11" (1.70m x 2.12m)

The bathroom has an opaque window to the rear elevation, a radiator and a tiled floor. There is also a basin and a bath.

### WC

With an opaque window to the rear elevation, a tiled floor and WC.

### Outside

With garden spaces to the sides along with a gated driveway for 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](http://www.voa.gov.uk/cti)

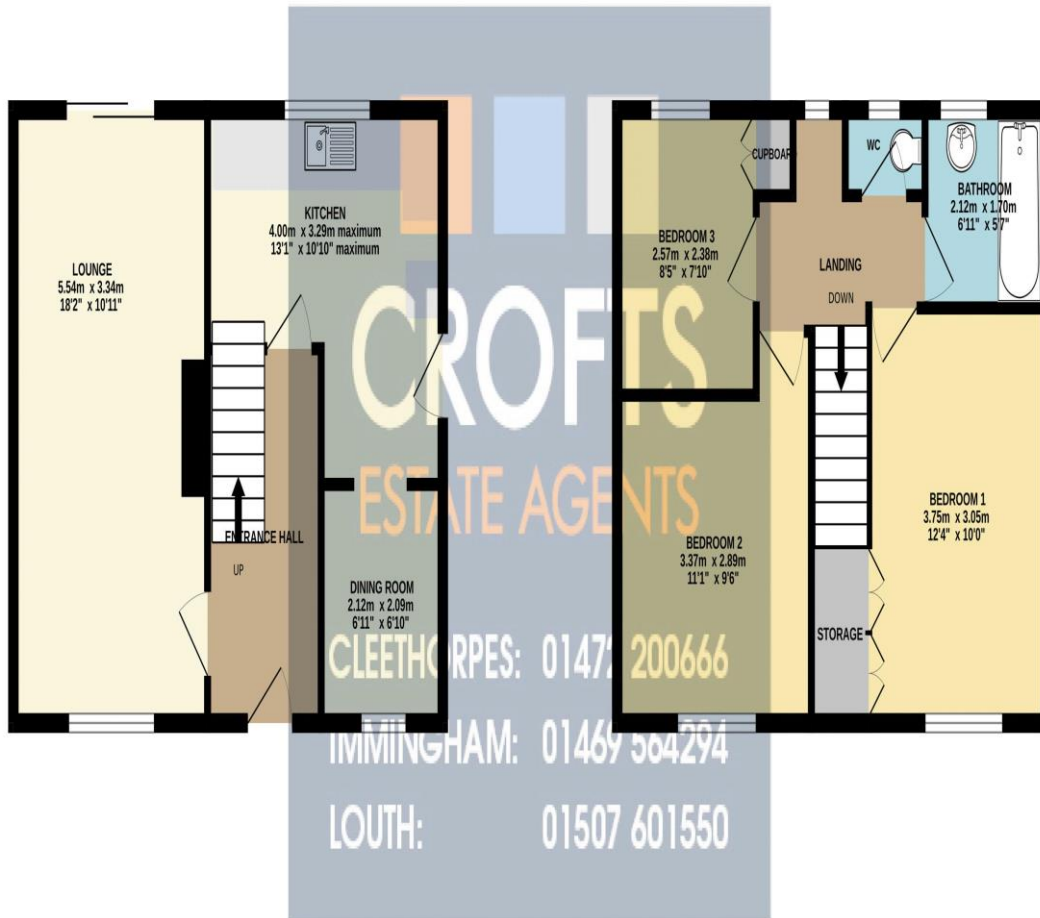
### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to



GROUND FLOOR  
40.5 sq.m. (436 sq.ft.) approx.

1ST FLOOR  
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA: 81.5 sq.m. (877 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		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.