



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Weelsby Street

Grimsby
DN32 8BE

Offers in the Region Of £108,500

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 :

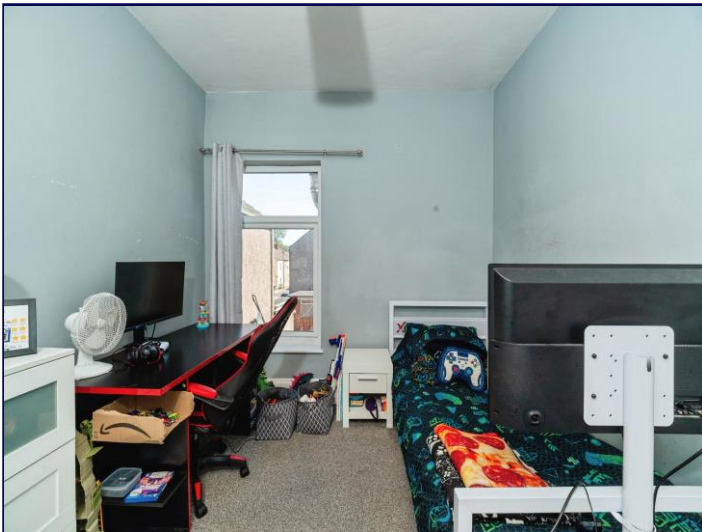
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Ideal for first-time buyers and investors alike, this well-presented three-bedroom mid-terrace property is situated within a well-established residential area. Benefiting from gas central heating and uPVC double glazing throughout, the accommodation comprises an entrance hallway, spacious lounge, dining room, fitted kitchen, rear lobby and family bathroom to the ground floor. To the first floor are three well-proportioned bedrooms, a separate cloakroom and landing. Externally, the property enjoys a low-maintenance rear garden, providing an ideal outdoor space with minimal upkeep required and opportunity to keep the current tenants in situ who are currently paying 625pcm

Entrance Hallway

Entry door to the front elevation. Staircase to the first floor.

Reception Room One

12' 4" x 11' 11" (3.76m x 3.64m)

Currently used as the dining room, this bright and well-proportioned reception room positioned to the front of the property, creating an ideal space for family meals and entertaining. A large uPVC double glazed window to the front elevation floods the room with natural light and overlooks the street. The room features a striking exposed brick chimney breast which provides a strong character feature and focal point. The neutral décor and wood-effect flooring create a modern, clean backdrop that will suit a wide range of furnishings. With direct access from the entrance hallway and leading through to second reception room, this room offers a practical layout for everyday living.

Lobby

With understairs recess and leading through to the second reception room.

Reception Room Two

10' 8" x 8' 11" (3.25m x 2.71m)

A stylish and versatile second reception room, beautifully presented with contemporary décor and attractive wood-effect flooring. Offering excellent flexibility, this inviting space is ideal as a snug, family room, home office or children's playroom. A patio door to the rear elevation allows plenty of natural light to flood the room, while the open access through to the kitchen creates a sociable flow, perfect for modern family living and entertaining. Spacious enough to accommodate comfortable seating, this delightful room provides an additional living area to complement the main accommodation. Central heating radiator.

Kitchen

9' 10" x 7' 7" (2.99m x 2.32m)

A stylish and contemporary fitted kitchen finished with an excellent range of sleek matt units, complemented by marble-effect work surfaces and striking metro-tiled splashbacks. Designed with both practicality and style in mind, the kitchen incorporates an integrated oven with electric hob and extractor above, along with ample cupboard and worktop space for everyday family living. A large rear-facing window provides an abundance of natural light,

while the generous layout offers plenty of room for additional appliances. Open access to the second reception room creates a sociable feel, making this an ideal space for both day-to-day living and entertaining. Durable wood-effect flooring and inset ceiling spotlights complete this attractive and well-appointed kitchen.

Rear Lobby

Leading to the bathroom.

Bathroom

5' 3" x 7' 8" (1.59m x 2.33m)

The ground floor bathroom is fitted with a pedestal wash hand basin, close coupled w.c and a panelled bath with shower screen and shower over. Cupboard housing the gas boiler. Central heating radiator.

First Floor Landing

Access to the three bedrooms and cloakroom.

Bedroom One

14' 1" x 12' 7" (4.30m x 3.83m)

uPVC double glazed window to the front aspect. Central heating radiator.

Bedroom Two

11' 11" x 9' 3" (3.64m x 2.83m)

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

WC

Fitted with a w.c and wash hand basin.

Bedroom Three

7' 10" x 9' 3" (2.38m x 2.82m)

uPVC double glazed window to the front aspect. Central heating radiator.

Outside

Front Garden The property is approached via a paved pathway leading from the pavement to the front door, with a low brick boundary wall to the front defining the space and adding kerb appeal. The forecourt is hard-standing and provides a practical, low-maintenance frontage with space for bin storage. **Rear Garden** To the rear of the property lies a generous, fully enclosed yard-style garden offering excellent privacy and security. The garden is predominantly paved with concrete slabs, creating a low-

maintenance space that is perfect for outdoor dining, seating and entertaining. Timber fencing to both sides and the rear boundary ensures seclusion, while a raised timber border to one side is planted with mature shrubs and seasonal flowers, adding colour and softening the space. The rear garden presents a versatile blank canvas that is easy to maintain as-is or can be further landscaped to suit a buyer's individual taste.

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

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.

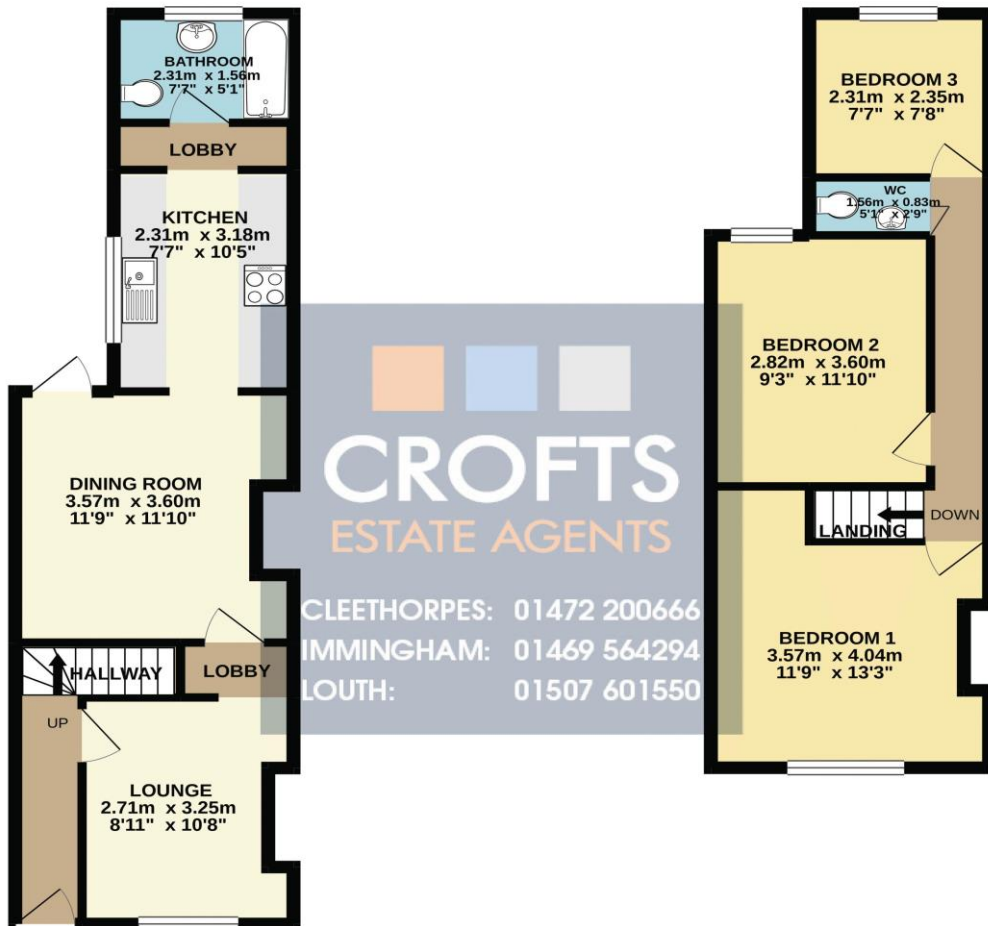
Property Management

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.



GROUND FLOOR
38.7 sq.m. (416 sq.ft.) approx.

1ST FLOOR
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA : 72.9 sq.m. (785 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.
Made with Metropix 5/2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 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 enquires, 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.