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£100,000

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Property Introduction

Crofts are delighted to bring to the market this beautifully presented three-bedroom mid-terrace home, tucked away in a peaceful cul-de-sac and offering an excellent opportunity for first-time buyers, young families and investors alike. Ready to move straight into, the property combines well-proportioned accommodation with modern comforts in a convenient residential location. Beautifully maintained throughout, the property benefits from gas central heating, uPVC double glazing and an impressive EPC rating of C, ensuring comfortable and energy-efficient living. The well-planned accommodation comprises a welcoming entrance, a bright and spacious lounge/diner, a fitted kitchen offering ample storage and workspace with room for appliances, utility and cloakroom. To the first floor are three well-proportioned bedrooms, providing flexible accommodation to suit a variety of lifestyles, whether for growing families, guest rooms or those working from home and the family bathroom. Outside, the property enjoys a low-maintenance enclosed rear garden, creating the perfect space for relaxing, outdoor dining or children's play. Its tucked-away cul-de-sac position offers a peaceful setting with minimal passing traffic while remaining conveniently close to everyday amenities. Ideally located within easy reach of Grimsby town centre, local shops, supermarkets, schools and leisure facilities, the property also benefits from excellent transport links. Cleethorpes seafront, with its award-winning beach, promenade, cafés and attractions, is just a short drive away, while Grimsby Town railway station and regular bus services provide convenient connections across the region.

Offering an excellent combination of presentation, practicality and location, this superb home represents outstanding value for money. Early viewing is highly recommended to fully appreciate everything it has to offer.

Entrance Hallway

uPVC double glazed entry door to the front elevation with adjoining glazed panels. Central heating radiator.

Living/Dining room

26' 3" x 10' 10" (8m x 3.31m)

A beautifully presented and welcoming reception room, filled with natural light from the large walk-in bay window to the front elevation. Tastefully decorated in neutral tones, the room offers ample space for a suite of furniture and is centred around an attractive feature fireplace with timber surround, creating a warm and cosy focal point. Finished with coving to the ceiling, this is an ideal space for both relaxing and entertaining. uPVC double glazed bay window to the front and further double glazed window to the rear. Two central heating radiators.

Kitchen

14' 7" x 6' 6" (4.44m x 1.97m)

Fitted with a stylish range of cream shaker-style wall and base units complemented by wood-effect work surfaces incorporating a stainless steel sink and drainer. Equipped with an integrated oven, four-ring gas hob with extractor hood over, together with ample

space for further appliances. A large window to the side elevation allows plenty of natural light to flood the room, while the elongated layout provides generous worktop and storage space. Finished with wood-effect flooring and offering direct access to the rear of the property, this is a practical and well-appointed kitchen ideally suited to modern day living.

Utility

A small utility area which has a uPVC double glazed window and an entry door to the rear elevation. Plumbing for a washing machine. Wall mounted gas boiler.

W.C

With double glazed window to the rear and being equipped with a w.c and wash hand basin.

First Floor Landing

Leading to the three bedrooms and the bathroom.

Bedroom One

12' 0" x 9' 10" (3.65m x 3m)

The first of the double bedrooms has a uPVC double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Two

9' 11" x 9' 11" (3.03m x 3.03m)

The second double bedrooms has a uPVC double glazed window, coving to the ceiling and a central heating radiator. Storage cupboard.

Bedroom Three

8' 11" x 6' 8" (2.73m x 2.04m)

The final bedroom has a uPVC double glazed window to the front and a central heating radiator.

Bathroom

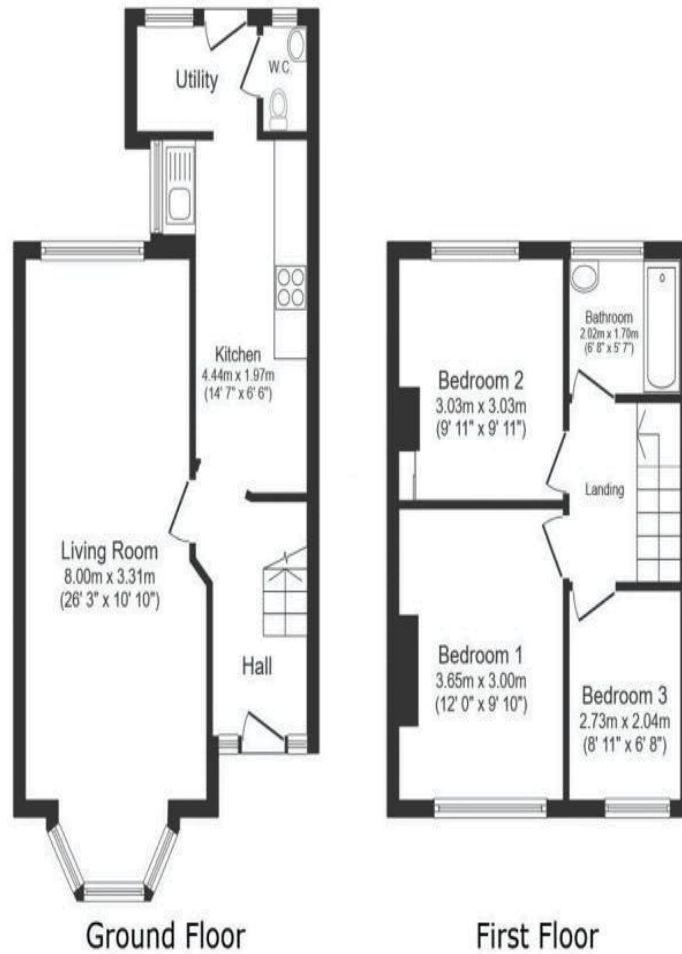
5' 7" x 6' 8" (1.70m x 2.02m)

A modern, fully tiled bathroom fitted with a three-piece white suite comprising a pedestal wash hand basin with contemporary chrome mixer tap and a panelled bath with shower over and glazed shower screen. A frosted window to the rear elevation provides an abundance of natural light whilst maintaining privacy. Finished with complementary tiled flooring and walls, creating a bright, clean and low-maintenance space.

Outside

Front Garden – The property is approached via a low-maintenance front garden enclosed by modern timber fencing with a pedestrian gate, creating an attractive first impression whilst offering a good degree of privacy. A paved pathway leads directly to the front entrance, with mature shrubs adding to the kerb appeal. Rear Garden – Enjoying a private and enclosed rear garden, thoughtfully designed for ease of maintenance with artificial lawn and a raised paved seating area, ideal for outdoor dining and entertaining. Enclosed by timber fencing, the garden also benefits from established planting borders and a useful garden shed, creating a pleasant outdoor space to relax and unwind.





Total floor area: 78.3 sq.m. (843 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		