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Humberstone Road

Grimsby
DN32 8HR

£110,000

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 :

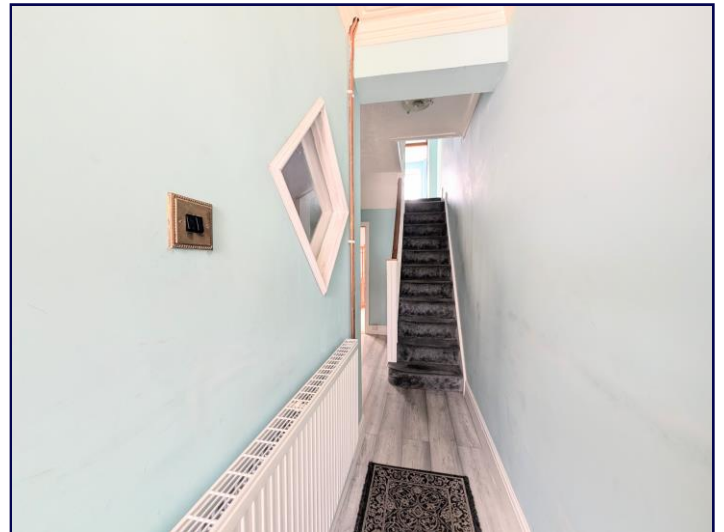
Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Situated on the ever-popular Humberstone Road in Grimsby, this well-proportioned three-bedroom mid-terrace home is offered for sale with no forward chain, making it an ideal opportunity for first-time buyers, growing families or investors alike. The property offers spacious and versatile accommodation throughout. Upon entering, you are welcomed into a bright lounge which provides a comfortable space for relaxing, while the separate dining room is perfect for family meals and entertaining guests. A useful study offers an ideal space for those working from home or requiring a hobby room, and the fitted kitchen completes the ground floor, providing ample storage and workspace for everyday living. To the first floor, there are three well-sized bedrooms, each offering comfortable accommodation, together with a family bathroom fitted with a three-piece suite. Externally, the property benefits from gardens to both the front and rear. The front garden provides an attractive approach to the home, while the enclosed rear garden offers a private outdoor space ideal for relaxing, gardening or enjoying time with family and friends. Conveniently located close to a range of local amenities, schools, shops and regular transport links, this property also offers easy access to Grimsby town centre and surrounding road networks, making it a practical choice for commuters and families alike. Available with no onward chain, this is a fantastic opportunity to purchase a spacious home with excellent potential in a well-established residential location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

5' 7" x 20' 2" (1.70m x 6.14m)

Entering the property reveals a radiator and laminate flooring.

Living Room

13' 9" x 10' 4" (4.18m x 3.14m)

The living room has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

11' 11" x 10' 6" (3.64m x 3.19m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

8' 11" x 12' 2" (2.72m x 3.72m)

The kitchen has a window to the rear elevation, a door to the side, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and an electric double oven and gas hob.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

13' 0" x 12' 3" (3.95m x 3.73m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

10' 10" x 8' 3" (3.31m x 2.52m)

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

Bedroom Three

9' 9" x 9' 0" (2.96m x 2.74m)

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

Bathroom

5' 3" x 6' 5" (1.6m x 1.96m)

The bathroom has an opaque window to the side elevation, vinyl flooring and a three piece suite with a WC, basin and a bath with a glass screen and electric shower.

Outside

There are gardens to both the front and rear.

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.

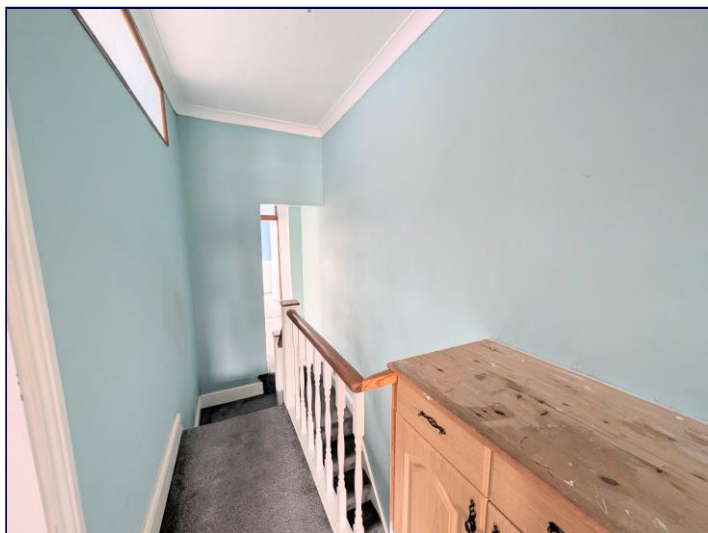
Broadband and Telecom Communications

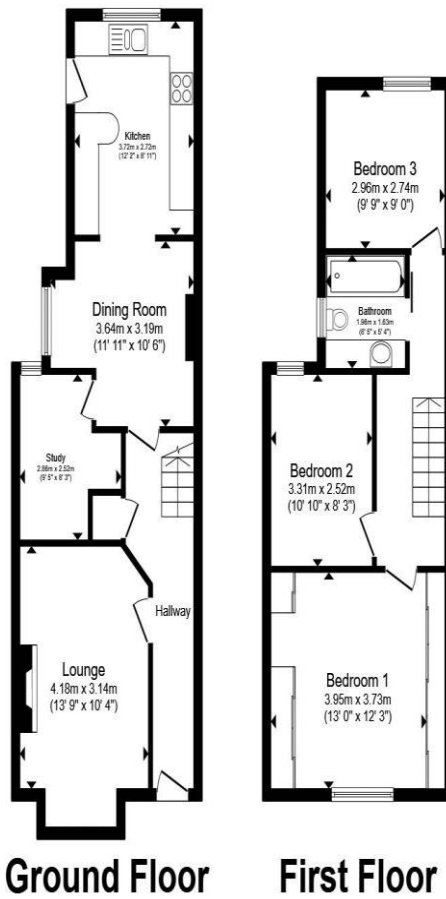
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<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.





Total floor area 96.4 m² (1,038 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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		