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PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
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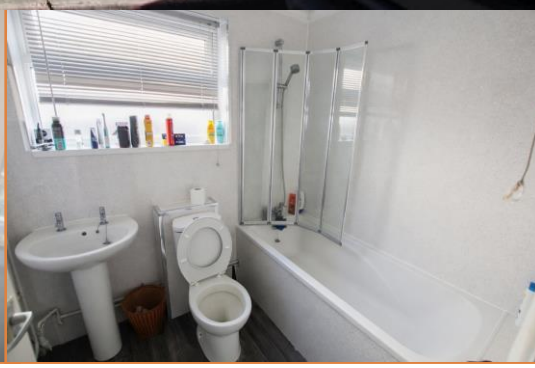
LOUTH
01507 601550











# Ainslie Street

Grimsby
DN32 0LY

£105,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

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**Property Introduction**
Creating an ideal investment opportunity, Crofts are delighted to bring to the market these this mid terrace property which has been converted into two separate two bedroom flats which are both currently tenanted and returning £800pcm at the moment, with scope for increase in the current market. Both tenants have shown a keen interest in remining and therefore creates an ideal purchase for the experienced landlord, Located within a short walk of the town centre, both properties offering double glazing and partial central heating. Comprising communal hallway, GF lounge, inner hallway, two bedrooms, bathroom and kitchen. FF offers landing, lounge, two bedrooms, bathroom and kitchen. Front and rear gardens. Viewing is advised.

**Communal Hallway**
uPVC double glazed entry door to the hallway. Doors leading to the ground floor and first floor flats.

**GF Lounge**
12' 11" x 12' 5" (3.925m x 3.790m)
uPVC double glazed window to the front elevation. Central heating radiator. Fire surround.

**GF Inner Hallway**
Central heating radiator. Useful understairs storage cupboard.

**GF Bedroom One**
10' 10" x 13' 0" (3.314m x 3.968m)
uPVC double glazed window to the rear elevation. Central heating radiator.

**GF Bedroom Two**
12' 11" x 6' 10" (3.947m x 2.076m)
uPVC double glazed window to the side elevation. Central heating radiator.

**GF Bathroom**
5' 11" x 6' 10" (1.803m x 2.095m)
uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin, close coupled w.c and a panelled bath with shower fitment and shower over. Aqua boarding to the walls. Central heating radiator.

**GF Kitchen**
8' 0" x 10' 0" (2.435m x 3.036m)
uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with inset sink. Tiled splashback. Plumbing for a washing machine. Electric cooker point. Baxi gas boiler.

**FF Landing**
Split level landing with two central heating radiators. Loft access.

**FF Lounge**
12' 11" x 16' 5" (3.949m x 5.004m)
uPVC double glazed window to the front elevation. Central heating radiator. Fire surround.

**FF Bedroom One**
10' 10" x 10' 1" (3.295m x 3.067m)
uPVC double glazed window to the rear elevation.

**FF Bedroom Two**
13' 1" x 6' 9" (3.976m x 2.055m)
uPVC double glazed window to the side elevation. Wall mounted gas boiler.

**FF Bathroom**
6' 8" x 5' 5" (2.025m x 1.654m)
uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin, low level w.c and panelled bath. Fitted extractor. Central heating radiator.

**FF Kitchen**
8' 2" x 10' 1" (2.490m x 3.072m)
uPVC double glazed window to the rear elevation and a uPVC double glazed entry door to the side leading to a staircase down to the rear garden. Equipped with a range of wall and base units with contrasting work surfacing with inset sink. Gas cooker point. Plumbing for a washing machine.

**Outside**
The property benefits from front and rear gardens, with both flats having access to the rear garden also.

**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 websitewww.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.

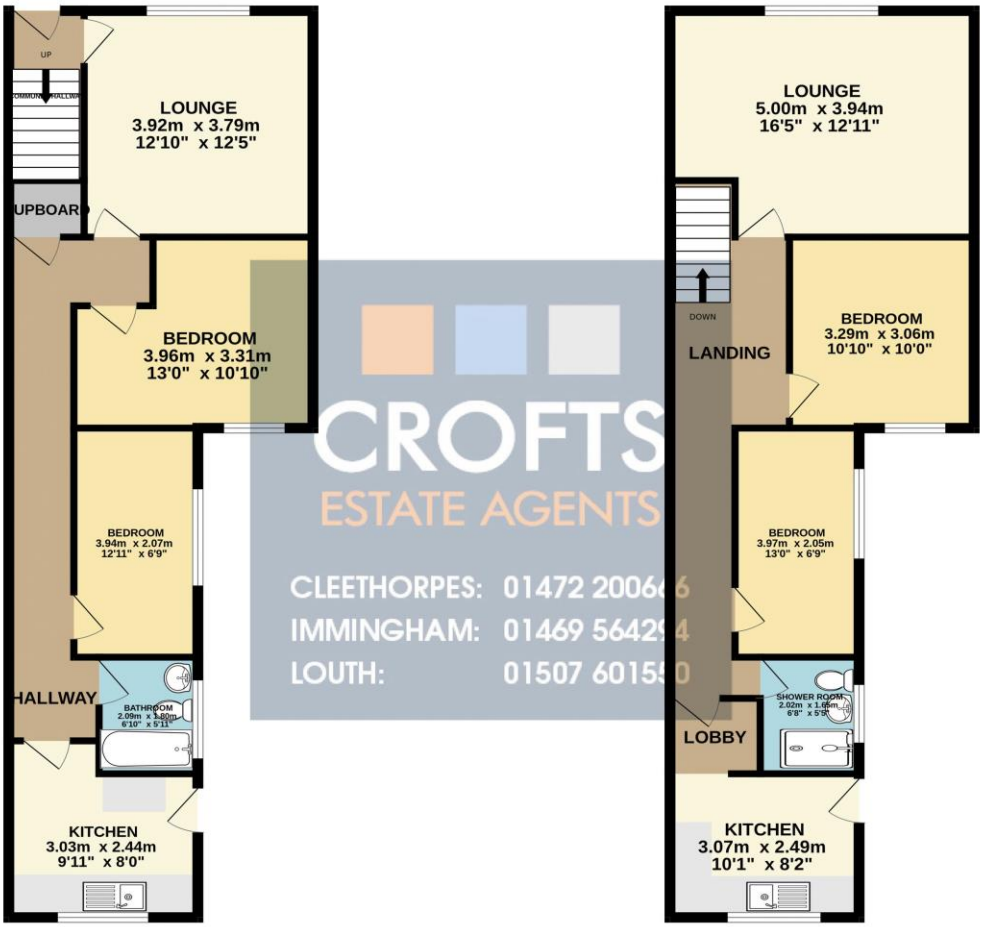
**Property Management**
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





GROUND FLOOR
63.0 sq.m. (678 sq.ft.) approx.

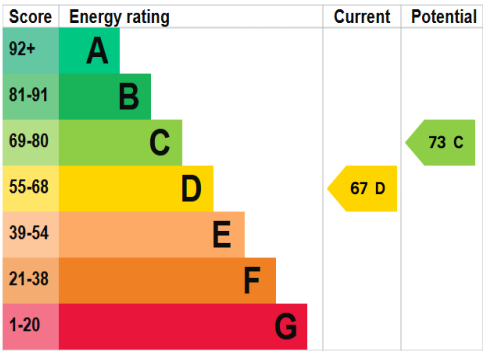
1ST FLOOR
63.0 sq.m. (678 sq.ft.) approx.




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LOUTH: 01507 601

TOTAL FLOOR AREA : 125.9 sq.m. (1356 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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