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CLEETHORPES
01472 200666

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Pershore Avenue

Grimsby
DN34 5PU

£95,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









Property Introduction
NO FORWARD CHAIN - An excellent opportunity to acquire this semi-detached home on the ever-popular Pershore Avenue, offered to the market with vacant possession and presenting fantastic potential for buyers looking to create a home to their own taste and specification. Requiring a scheme of modernisation throughout, the property provides well-proportioned accommodation and benefits from a generous plot with gardens to both the front and rear. The ground floor comprises an entrance hall, a spacious lounge-diner offering ample living and dining space, a fitted kitchen, utility room and a lean-to conservatory providing access to the rear garden. To the first floor are two good-sized bedrooms and a shower room. While the property would benefit from updating, it offers solid foundations for improvement and represents an ideal purchase for first-time buyers, investors or those seeking a project. Externally, the front garden is complemented by a driveway providing off-road parking, whilst the rear garden offers a pleasant outdoor space with an outbuilding providing useful storage. The property enjoys a convenient residential location with easy access to local amenities, schools and transport links. With no forward chain, this is a rare opportunity to purchase a home with significant scope for enhancement and added value. Early viewing is highly recommended to fully appreciate the potential on offer.

Entrance
5' 3" x 12' 6" (1.59m x 3.80m)
Entering the property reveals a radiator and a window to the side elevation.

Lounge/Diner
12' 8" x 10' 11" (3.87m x 3.34m)
With a window to the front elevation, French doors to the rear, two radiators and a carpeted floor.

Kitchen
8' 6" x 8' 3" (2.58m x 2.52m)
The kitchen has a window to the rear elevation, vinyl flooring and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Lean to
5' 6" x 15' 9" (1.68m x 4.81m)
With a W.C and room for storage.

First Floor Landing
6' 8" x 10' 0" (2.04m x 3.06m)
The first floor landing has a window to the side elevation and access to the loft.

Bedroom One
15' 4" x 10' 11" (4.68m x 3.32m)
Bedroom one has two windows to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Two
10' 4" x 10' 2" (3.14m x 3.09m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Shower Room
6' 9" x 6' 7" (2.06m x 2.00m)
The bathroom has an opaque window to the side elevation, vinyl flooring and a three piece suite with a WC, basin and a shower cubicle with an electric shower.

Outside

With gardens to the front and rear and a 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.

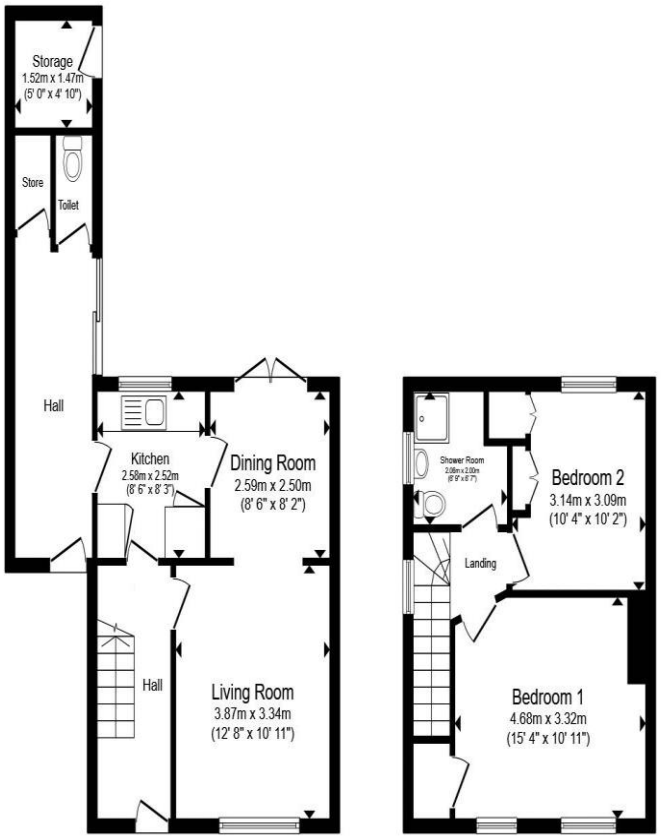
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Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti



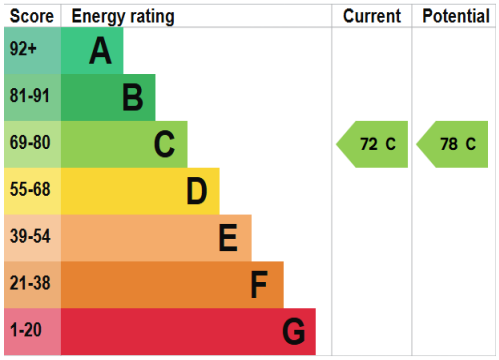




Total floor area 78.0 m² (840 sq.ft.) approx

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

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