



## Conyers Avenue

Grimsby  
DN33 2BZ

Offers in the Region Of £218,000

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 :

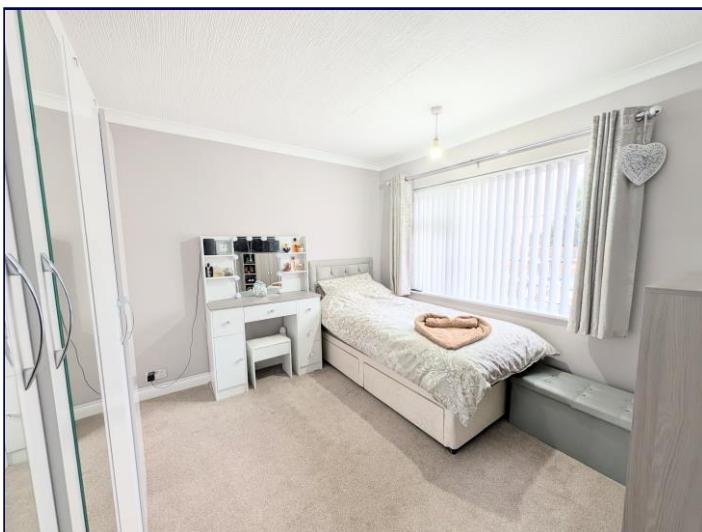
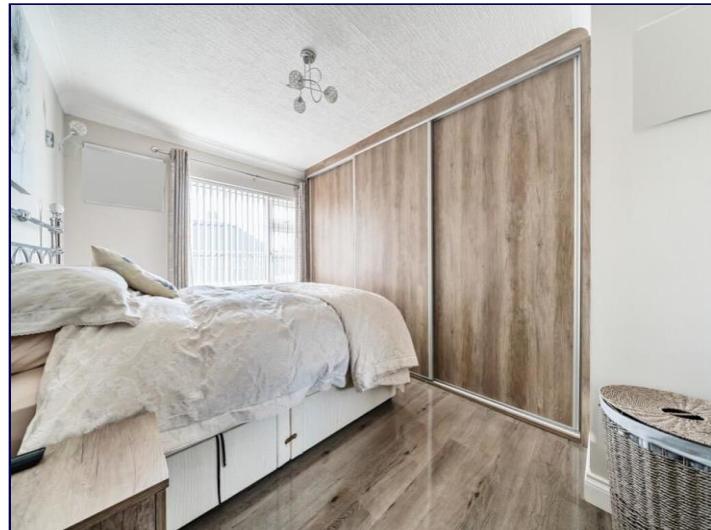
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## Property Introduction

Crofts Estate Agents are delighted to present this beautifully presented three-bedroom semi-detached home, ideally positioned on Conyers Avenue in the ever-popular area of Scartho, Grimsby. Occupying a generous corner plot at the junction of Conyers Avenue and Antrim Way, this attractive property offers well-proportioned accommodation that is perfectly laid out and ready to move into. The location is ideal for families and professionals alike, with a wide range of nearby amenities including shops, cafés, restaurants, reputable schools and excellent public transport links. Upon entering the property, you are welcomed by a bright entrance hallway which leads through to a comfortable and inviting lounge. To the rear sits a spacious kitchen-diner, providing an excellent space for everyday living and entertaining, which flows seamlessly into a conservatory overlooking the garden. The first floor offers three well-sized bedrooms, two of which are doubles, along with a modern, stylish family bathroom. Externally, the property continues to impress with ample off-road parking to the front, a detached garage, and a low-maintenance rear garden—perfect for outdoor dining and entertaining. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

### Front

Occupying the corner of Conyers Avenue and Antrim Way, lies this modern home boasting ample off road parking through a paved driveway, detached garage with power and lighting, small lawn

area and double wooden gates, providing access to the rear garden.

### Entrance Hall

The entrance hall reveals coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

### Lounge

10' 11" x 12' 9" (3.32m x 3.88m)

The lounge has a window to the front coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

### Kitchen/Diner

10' 5" x 17' 10" (3.17m x 5.43m)

The kitchen-diner has a window and French doors to the rear elevation, coving to the ceiling, two radiators and a tiled floor. There is also a range of modern fitted units with a ceramic sink and drainer, dish washer, plumbing for a washing machine and an electric double oven and FIVE ring gas hob. There is also a good space for a dining table and chairs and a breakfast bar.

### Conservatory

10' 2" x 8' 4" (3.09m x 2.54m)

The conservatory has dual aspect windows to the rear and side elevation, French doors to the side, a radiator and a tiled floor.

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## First Floor Landing

The first floor landing reveals a window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

## Bedroom 1

13' 3" x 8' 1" (4.03m x 2.47m to wardrobe)

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

## Bedroom 2

11' 1" x 9' 11" (3.38m x 3.03m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

## Bedroom 3

9' 9" x 7' 3" (2.97m x 2.20m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

## Bathroom

6' 4" x 7' 5" (1.93m x 2.26m)

This bathroom has an opaque window to the rear elevation, tiled walls, a radiator and tiled flooring. There is also a modern bathroom suite comprises of a bath with overhead shower, WC and vanity basin.

## Rear Garden

The rear garden is enclosed by perimeter fencing with a small lawn and a generous area of block paving. There is also a an area with artificial grass ideal for alfresco dining. Gates provide access to the front.

## 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](http://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](http://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.

## Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

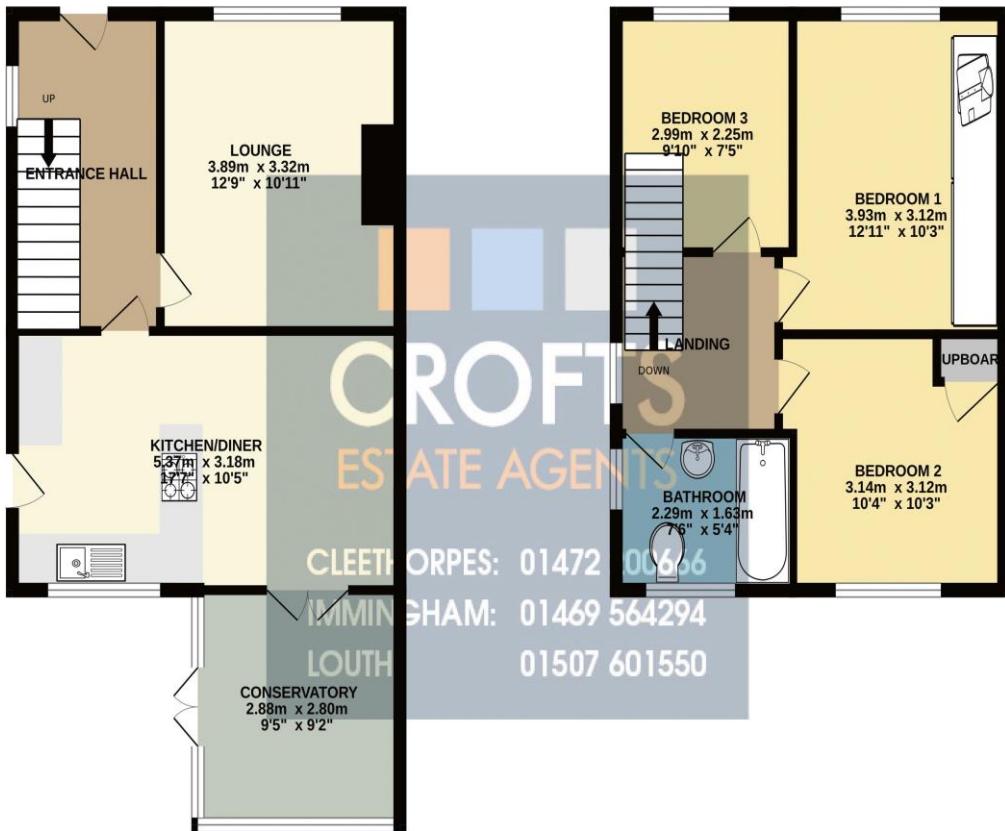
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



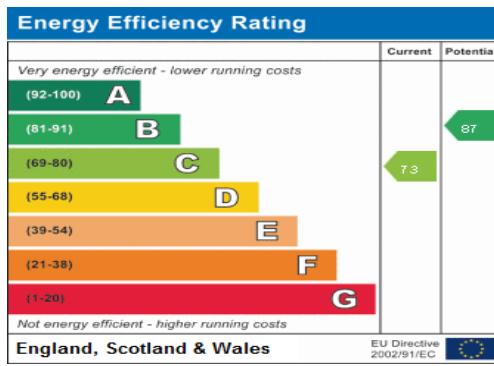
GROUND FLOOR  
45.5 sq.m. (490 sq.ft.) approx.

1ST FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA: 83.4 sq.m. (898 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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