



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Wellington Street

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£95,000

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Property Introduction

Offered for sale with no forward chain on the vendors side, Crofts are delighted to offer to the market this three bedroom mid terraced property creating an ideal first time or investment purchase, but also offering the opportunity subject to permissions to convert to an HMO due the fact there are three reception rooms to the ground floor enabling another two potential bedrooms. The property has gas central heating and uPVC double glazing and briefly comprises entrance porch, hallway, lounge or bedroom, sitting room or bedroom, living/dining room, w.c and kitchen. To the first floor there is the landing, three bedrooms and a bathroom. Front and rear gardens.

Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door through to the hallway.

Hallway

Central heating radiator. Staircase to the first floor.

Lounge (Potential bedroom)

14' 3" into bay x 11' 7" (4.340m x 3.523m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling and dado rail to the walls.

Sitting Room (Potential bedroom)

13' 2" x 9' 6" (4.018m x 2.901m)

uPVC double glazed window to the rear aspect. Central heating radiator.

Cloakroom

3' 6" x 5' 11" (1.055m x 1.808m)

uPVC double glazed window to the side elevation. Fitted with w.c and wash basin.

Sitting/Dining Room

12' 0" x 9' 2" plus bay (3.645m x 2.801m)

uPVC double glazed bay window to the side elevation. Two central heating radiators. Coving to the ceiling.

Kitchen

9' 3" x 9' 2" (2.829m x 2.805m)

This bright and spacious kitchen is well-equipped for modern family living. It features a comprehensive range of light oak-effect wall and base units complemented by sleek black worktops and contemporary chrome handles. There is a generous main work surface with a stainless steel sink and drainer beneath a large window, while the opposite side offers a built-in gas hob and oven. A useful breakfast bar area provides extra workspace and casual dining space. The kitchen benefits from ample natural light through both the window and the rear patio door leading to the garden, together with neutral tiled splashbacks and attractive wood-effect flooring.

Split Level Landing

Loft access.

Bedroom One

12' 2" x 15' 2" (3.714m x 4.627m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

13' 3" x 9' 7" (4.037m x 2.921m)

uPVC double glazed window to the rear. Central heating radiator.

Bedroom Three

8' 11" x 9' 3" (2.723m x 2.810m)

uPVC double glazed window to the rear. Central heating radiator. Boiler.

Bathroom

6' 2" x 6' 1" (1.874m x 1.856m)

uPVC double glazed window to the side. Equipped with a close coupled w.c, panelled bath and pedestal wash hand basin. Tiling to the walls.

Outside

The property offers gardens to both the front and rear elevations.

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

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.

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.

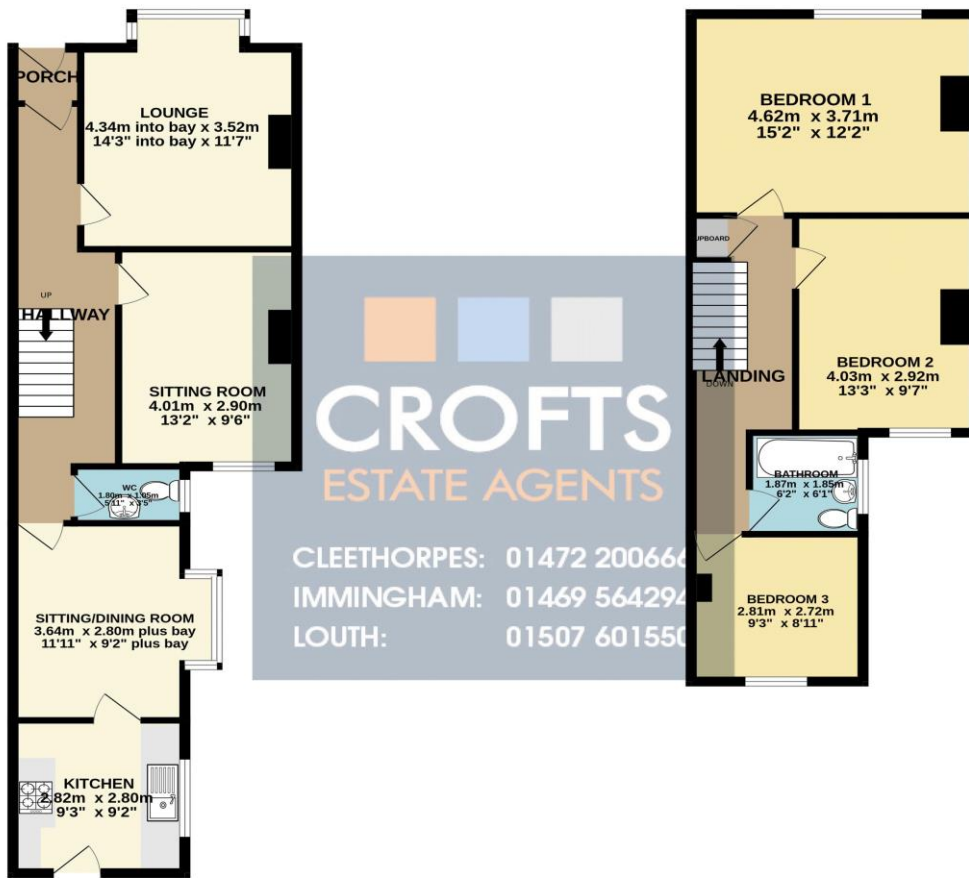
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
58.0 sq.m. (624 sq.ft.) approx.

1ST FLOOR
47.4 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA: 105.4 sq.m. (1134 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.