



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



42 Algernon Street
Grimsby
DN32 9QS

Offers in the Region Of £90,000

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 :

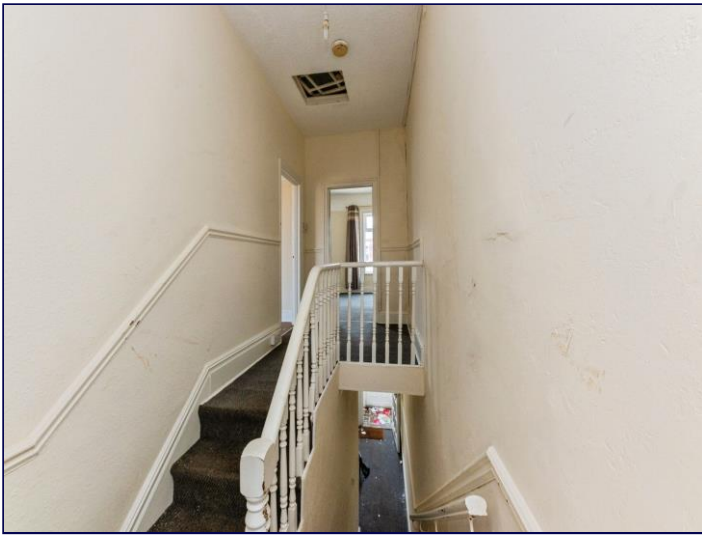
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Offered for sale with no forward chain, this end-terrace property has been thoughtfully arranged into two self-contained flats, presenting an excellent investment opportunity for landlords or buyers seeking a property with income potential. Requiring a programme of modernisation throughout, both flats offer fantastic scope for improvement, allowing the new owner to add value and update the accommodation to their own specification. The ground floor flat briefly comprises a spacious lounge with ample room for both living and dining furniture, a kitchen, two well-proportioned bedrooms, and a bathroom. To the rear, the flat enjoys the added benefit of an enclosed garden, providing outdoor space with potential for landscaping, entertaining, or creating a low-maintenance retreat. The first floor flat offers well-planned accommodation comprising a comfortable lounge, a kitchen, a generous double bedroom, and a bathroom. In addition, the flat benefits from a small front garden area, ideal for potted plants or a seating area, adding to its a

appeal. Both flats require updating but provide practical layouts with excellent potential to enhance, modernise, and maximise rental returns or future resale value. Whether retained as two separate rental properties or improved as part of a long-term investment strategy, the property offers a wealth of possibilities. Conveniently situated within easy reach of local amenities, shops, schools, and transport links, this versatile property occupies a popular residential location. Investment opportunities of this nature are increasingly sought after, particularly those offering scope for improvement and value enhancement. Early viewing is highly recommended to appreciate the potential and flexibility this property has to offer.

Ground Floor

Lounge

Entering the property into the lounge reveals two windows to the side elevation, a radiator and a carpeted floor.

Kitchen

The kitchen has a window to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer and plumbing for a washing machine.

Lobby

With a door to the side elevation and vinyl flooring.

Bathroom

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and bath.

Bedroom One

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom

Two

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

Rear Garden

The rear garden, although needing attention could be created into a lovely space to enjoy.

First Floor

Entrance

Entering the front door reveals stairs to the first floor flat.

Kitchen

The kitchen has a window to the rear elevation and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Lounge

The lounge has two windows to the front elevation and a carpeted floor.

Bedroom

The bedroom has a window to the rear elevation, a carpeted floor and built in storage.

Bathroom

The bathroom has an opaque window to the side elevation, vinyl flooring, a WC, basin and bath.

Outside

The front garden comes with the flat but there is access to the side for the gate to the ground floor flat.



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 and all viewings are strictly by appointment only please.

Council Tax Information

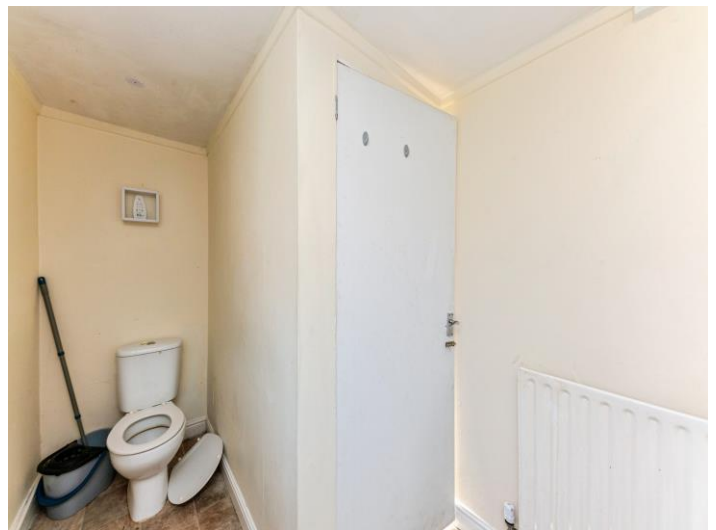
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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.

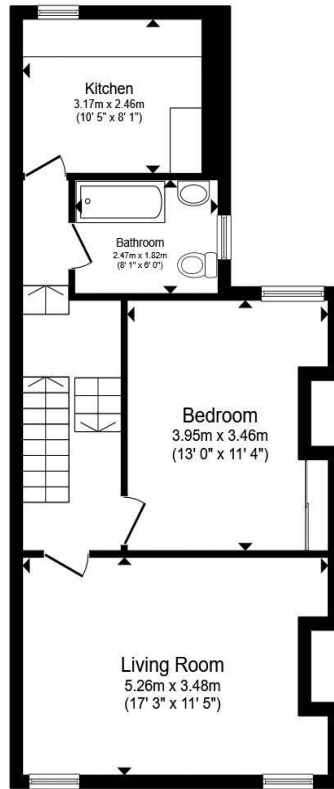




OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Total floor area 53.4 m² (575 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

