



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



St. Anns Avenue

Grimsby
DN34 4PW

Offers in the Region Of £180,000

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 Introduction

Offered to the market with no forward chain, this well-presented three-bedroom semi-detached home on the ever-popular St Ann's Avenue in Grimsby presents an excellent opportunity for first-time buyers, growing families, or investors alike. The property offers spacious and well-proportioned accommodation throughout. Upon entering, you are welcomed into a bright entrance hall leading to a comfortable lounge, ideal for relaxing with family or entertaining guests. A separate dining room provides the perfect setting for everyday meals or more formal occasions and enjoys pleasant views over the rear garden. The fitted kitchen offers ample worktop and storage space, while a convenient ground floor WC completes the accommodation on this level. To the first floor are three well-sized bedrooms, offering flexibility for family living, guests, or a home office. These are served by a modern shower room, fitted with a contemporary suite. Externally, the property continues to impress. A driveway to the front provides valuable off-road parking, while the front garden enhances the home's kerb appeal. To the rear is a generous enclosed garden featuring a spacious lawn, creating a fantastic outdoor space for children to play, gardening enthusiasts, or simply enjoying the warmer months. The garden also offers excellent potential for further landscaping or outdoor entertaining. Situated in a well-established residential location, the property is conveniently positioned close to local amenities, schools, shops, and regular transport links, making it ideal for a variety of buyers seeking both comfort and convenience. Available with the added benefit of no forward chain, this is a fantastic opportunity to purchase a well-maintained home in a sought-after area. Early viewing is highly recommended to fully appreciate the space, potential, and excellent location this property has to offer.

Entrance Hall

Entering the property reveals a radiator, carpeted floor and access to the stairs.

WC

5' 5" x 4' 6" (1.66m x 1.36m)

With an opaque window to the side elevation, a WC and basin.

Living room

14' 4" x 12' 0" (4.36m x 3.65m)

The living room has a window to the front elevation, a radiator and a carpeted floor. There is also a feature fire place.

Dining room

16' 10" x 11' 7" (5.12m x 3.52m)

The dining room has French doors with a window either side to the rear elevation, a radiator and a carpeted floor.

Kitchen

14' 3" x 8' 6" (4.35m x 2.60m)

The kitchen has dual aspect windows to the rear and side elevation, a radiator and laminate flooring. There is also a range of fitted units with a sink and drainer, plumbing for a dish washer and an electric oven and hob with an extractor.

First Floor Landing

The first floor landing has an opaque window to the side elevation and a carpeted floor.

Bedroom 1

13' 0" x 11' 8" (3.95m x 3.56m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom 2

11' 11" x 11' 11" (3.64m x 3.64m)

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

Bedroom 3

8' 11" x 8' 6" (2.73m x 2.60m)

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

Shower Room

5' 7" x 6' 4" (1.70m x 1.94m)

The shower room has an opaque window to the front elevation, tiled walls and a WC, vanity basin and a mains shower within a shower cubicle.

Outside

With a low maintenance front garden enclosed by perimeter walls and fencing and providing off road parking. The rear garden has a generous lawn area and a patio area ideal for alfresco dining, all enclosed by perimeter fencing.

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

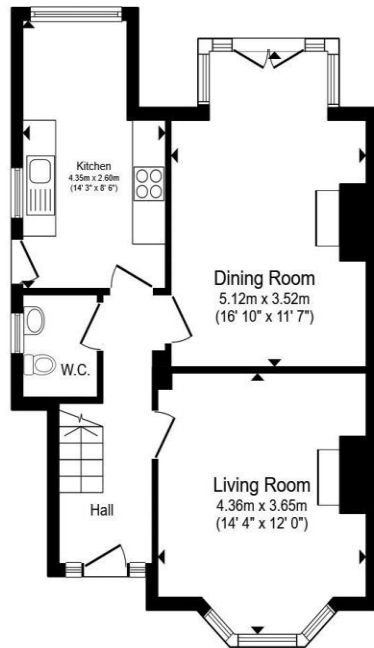
Free Valuations

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.

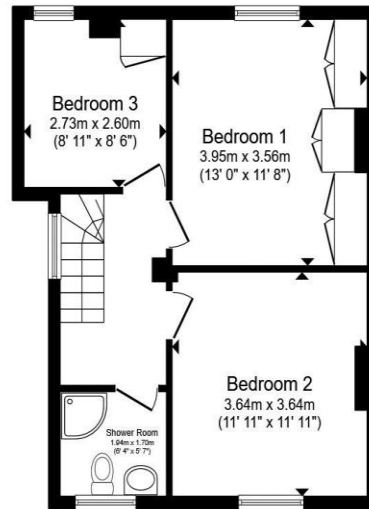
Property Management

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.





Ground Floor



First Floor

Total floor area 97.0 m² (1,045 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

