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Escart Avenue

Grimsby
DN32 8ER

Offers in the Region Of £99,950

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Property Introduction

Offered for sale with the added advantage of no onward chain, this well-presented three-bedroom mid-terrace home represents an excellent opportunity for first-time buyers, growing families and investors alike. Competitively priced to encourage an early sale, the property benefits from gas central heating and uPVC double glazing throughout. The accommodation briefly comprises an inviting entrance hallway, a bright and spacious lounge, a generous breakfast kitchen, rear lobby, first-floor landing, three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys gardens to both the front and rear, with the added potential to create off-road parking to the front, subject to the necessary permissions. Combining excellent value, spacious accommodation and superb potential, this is a fantastic home that is ready to move into while still offering scope to add your own personal touch. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hallway

Offering Georgian styled entry door with two side and an overhead glazed panel to the front elevation. Staircase to the first floor.

Living room

12' 0" x 11' 8" (3.67m x 3.55m)

With walk in uPVC double glazed bay window to the front elevation, the lounge is neutrally decorated and has coving to the ceiling. Laminate flooring. Gas fire with surround. Central heating radiator.

Kitchen/Breakfast Room

10' 0" x 14' 4" (3.06m x 4.36m)

With large uPVC double glazed window to the rear elevation, the kitchen offers a range of fitted base and larder unit with complementary work surfacing with inset stainless steel sink and drainer. Splashback tiling. Wall mounted gas boiler. Understairs storage cupboard. Central heating radiator.

First Floor Landing

Access to the bedrooms and bathroom.

Bedroom 1

10' 9" x 12' 1" (3.28m x 3.68m)

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

Bedroom 2

10' 0" x 10' 9" (3.04m x 3.27m)

uPVC double glazed window to the rear elevation. Storage cupboard. Central heating radiator.

Bedroom 3

8' 6" x 6' 2" (2.59m x 1.89m)

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

Bathroom

5' 5" x 6' 4" (1.64m x 1.92m)

Modern white bathroom equipped with a panelled bath with shower attachment, vanity wash hand basin and a close coupled w.c. Tiling to the walls. uPVC double glazed window. Chrome effect central heating radiator.

Outside

The property benefits from front and rear gardens, with the front offering the ability to create off road parking subject to permissions. To the rear there is a good sized garden with grassed area and patio.

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

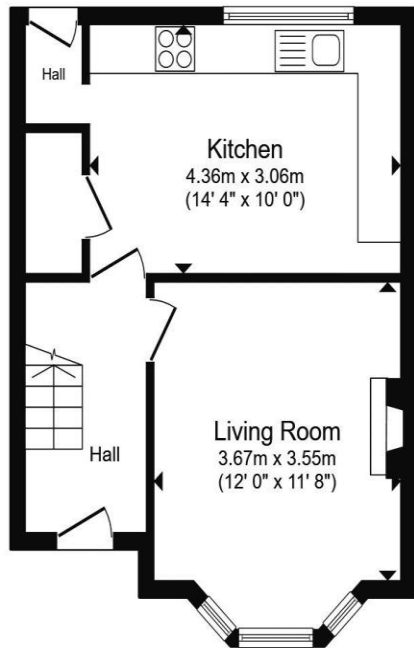
Free Valuations

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.

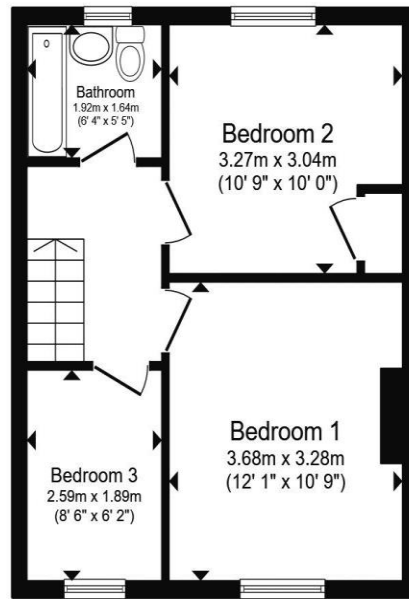
Property Management

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.





Ground Floor



First Floor

Total floor area 71.8 m² (773 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		