



# CROFTS ESTATE AGENTS

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



Carson Avenue

Grimsby  
DN34 4QX

Offers in the Region Of £99,950

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### Property Introduction

Situated on the popular Carson Avenue in Grimsby, this attractive mid-terrace property offers an ideal opportunity for a first-time buyer or young family looking to step onto the property ladder. Requiring a scheme of refreshment, the home provides comfortable and practical living space throughout with excellent potential to personalise. The ground floor comprises a welcoming lounge to the front, perfect for relaxing evenings, along with a separate dining room offering ample space for family meals or entertaining guests. The kitchen is fitted with a range of units and provides access to the rear garden, creating a functional and sociable layout. To the first floor are three well-proportioned bedrooms, offering flexibility for a growing family, home office or nursery, together with a family bathroom. Externally, the property benefits from off-road parking to the front — a valuable feature for this style of home. To the rear is a low maintenance garden, ideal for those seeking outdoor space without the upkeep, and perfect for children or summer seating. A fantastic opportunity in a convenient location — early viewing is highly recommended.

### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring.

### Lounge

12' 11" x 9' 11" (3.94m x 3.03m)

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

### Dining Room

9' 11" x 15' 8" (3.01m x 4.78m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### Kitchen

11' 11" x 8' 10" (3.62m x 2.68m)

The kitchen has dual aspect windows to the front and side elevation, a door to the side, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

### First Floor Landing

The first floor landing has coving to the ceiling and a carpeted floor.

### Bedroom One

9' 11" x 10' 0" (3.03m x 3.06m)

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

### Bedroom Two

9' 11" x 10' 0" (3.03m x 3.06m)

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

### Bedroom Three

6' 1" x 5' 4" (1.85m x 1.62m)

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

### Bathroom

5' 4" x 5' 4" (1.63m x 1.62m)

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

### Outside

With off road parking to the front. The rear garden is low maintenance.

### 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.

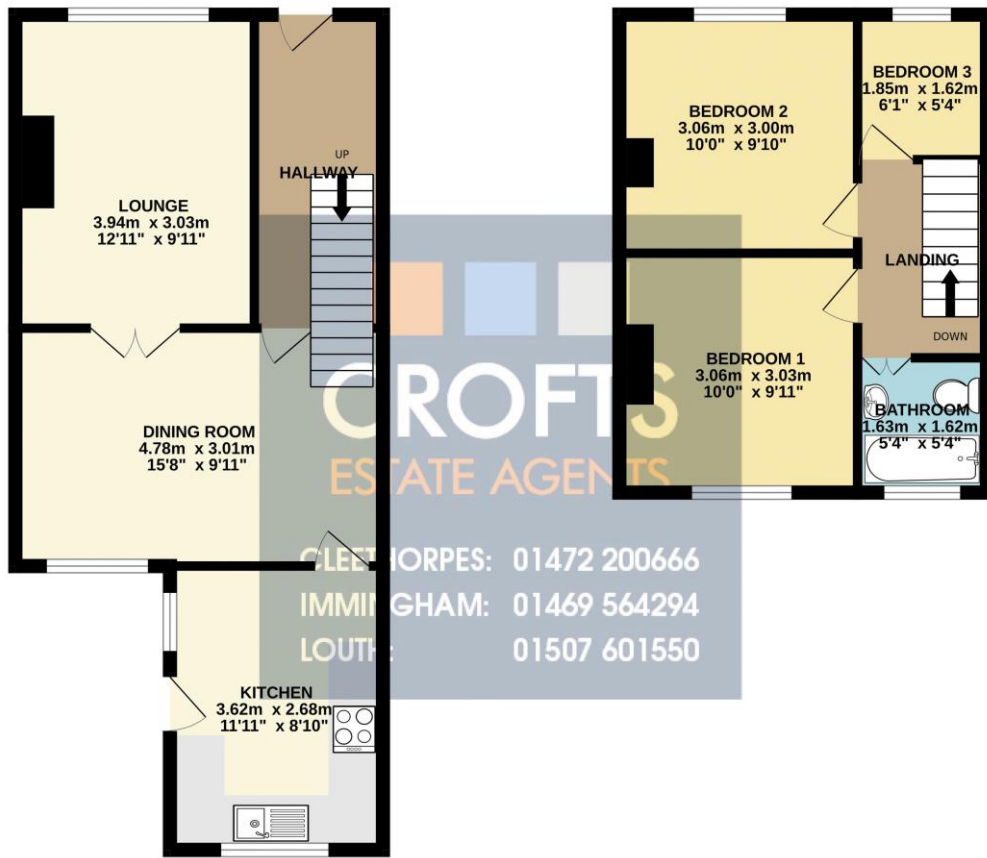
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
41.6 sq.m. (448 sq.ft.) approx.

1ST FLOOR  
27.5 sq.m. (296 sq.ft.) approx.



TOTAL FLOOR AREA: 69.1 sq.m. (744 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	71 C	
55-68	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.