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70 St. Augustine Avenue
Grimsby
DN32 0LD

Offers in the Region Of £227,500

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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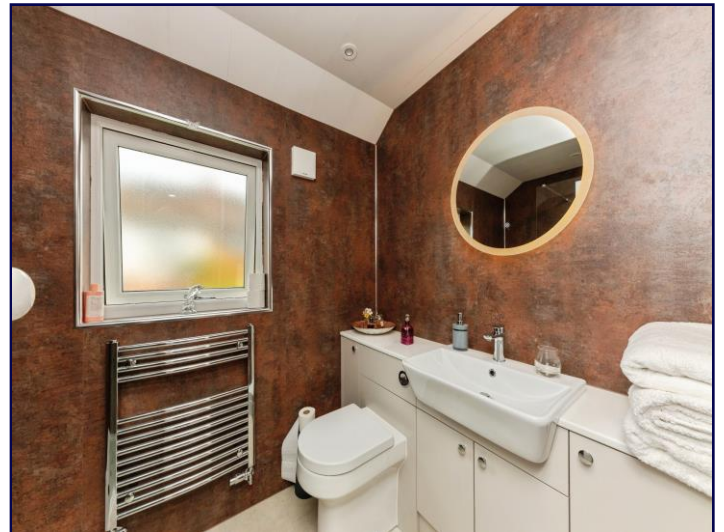
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Property Description

*CONSERVATION AREA * Situated in a well-regarded residential position on St Augustine Avenue in Grimsby, this superbly appointed semi-detached home is offered to the market with no forward chain, making it an ideal purchase for a variety of buyers seeking a property ready to move straight into. Beautifully presented throughout, the property combines stylish décor with spacious and versatile accommodation perfectly suited to modern living. The ground floor is welcomed by a fantastic entrance hall which immediately sets the tone for the quality on offer throughout the home. There is a comfortable lounge ideal for relaxing evenings, together with a separate dining room providing the perfect space for entertaining family and friends. The kitchen is well-appointed with an attractive range of units and ample workspace, catering perfectly for everyday family life. To the first floor are three well-proportioned bedrooms along with a superb contemporary shower room finished to an excellent standard. Externally, the property benefits from low maintenance gardens to both the front and rear, allowing more time to simply enjoy the outdoor spaces. A particular highlight is the impressive garden room, complete with insulation and electrics, offering fantastic versatility as a home office, gym, hobby room or entertaining space. Early viewing is highly

recommended to fully appreciate the standard, space and flexibility this outstanding home has to offer.

Entrance Hall

Entering the property reveals a lovely welcoming space with coving to the ceiling, a radiator and the original Mosaic floor. The feature of the property is the stunning picture ready staircase.

Lounge

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a Scandinavian vinyl flooring. There is also a feature fire place with a multi fuel burner.

Dining Room

The dining room has a window to the side elevation, a radiator and wooden flooring.

Kitchen

The kitchen has a window to the side elevation, sliding patio doors to the rear and a Velux window. There is also a radiator and a tiled floor and an extensive range of fitted units with a one and a half sink and drainer, a dish washer, washing machine and tumble dryer. There is also an electric double oven and FIVE ring gas hob with an extractor over.

First Floor Landing

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

Bedroom One

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

Bedroom Two

Bedroom two has a window to the side elevation, a radiator and Scandinavian vinyl flooring.

Bedroom Three

Bedroom three has a window to the rear elevation, a radiator and vinyl flooring. There are also fitted wardrobes.

Shower Room

The shower room has a n opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a superb suite with a WC, vanity basin and a walk in shower enclosure with a mains shower.

Garden Room

The garden room is ideal in many ways, accessed through French doors, fully insulated and with electrics and a carpeted floor.

Outside

With low maintenance gardens to the front and rear, the rear garden in particular is a beautiful haven ideal for alfresco dining with established shrubs and trees.

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

Free Valuations

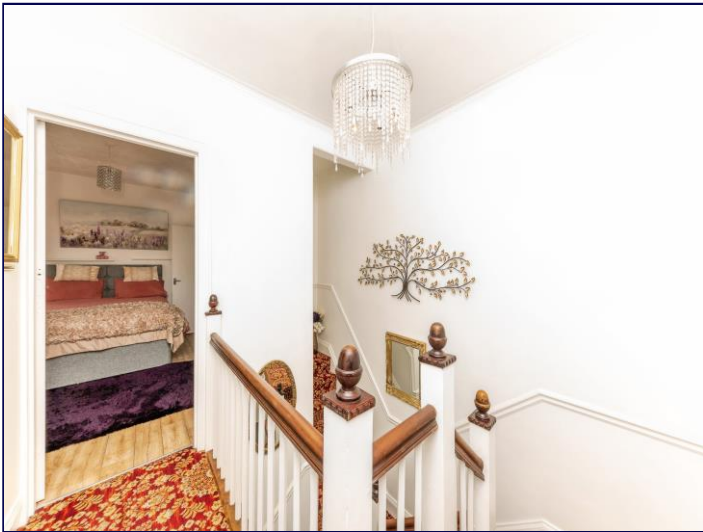
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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 119.4 m² (1,285 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

