



CROFTS ESTATE AGENTS

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



Ainslie Street

Grimsby
DN32 0LU

Offers in the Region Of
£129,950

**** FAO INVESTORS ONLY - CURRENTLY LET FOR £650 PCM**** Crofts are delighted to bring to the market, this pleasantly presented semi-detached property situated close to the town centre. The ground floor comprises of a spacious lounge, dining room, modern fitted kitchen and utility room and then two double bedrooms and a superb FOUR piece bathroom to the first floor. To the front of the property there is an attractive garden, driveway and to the rear of the property there is a small courtyard along with large workshop, complete with uPVC windows ideal for use as a studio or workspace.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a welcoming hallway with a radiator and laminate flooring.

Lounge

13' 5" x 14' 1" (4.09m x 4.29m)

The lounge has dual aspect windows to the front and side elevation, a radiator and a laminate flooring.

Dining Room

11' 6" x 14' 1" (3.50m x 4.29m)

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

Kitchen

14' 1" x 16' 4" (4.29m x 4.98m)

The kitchen has two windows to the side elevation, a radiator and a tiled floor. There is also an extensive, modern fitted kitchen with a one and a half sink and drainer, a gas hob and an electric oven.

Utility room

7' 7" x 14' 1" (2.30m x 4.29m)

The utility room has a door to the side elevation, a radiator, tiled floor and plumbing for a washing machine.

First Floor Landing

The first floor landing has a window to the side elevation, a radiator and a carpeted floor.

Bedroom One

13' 3" x 14' 1" (4.04m x 4.29m)

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

Bedroom Two

11' 6" x 11' 6" (3.50m x 3.50m)

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

Bathroom

10' 7" x 14' 1" (3.22m x 4.29m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a radiator and a tiled floor. There is also a superb suite with a WC, vanity basin, Jaquzzi style P shaped bath and a walk in shower enclosure.

Outside

With tidy gardens to the front and rear with a driveway providing off road parking.

Garage/Workshop

With an up and over door to the front, windows and a personal access door to the front and electrics.

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.

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.

Mortgage and Financial Advice

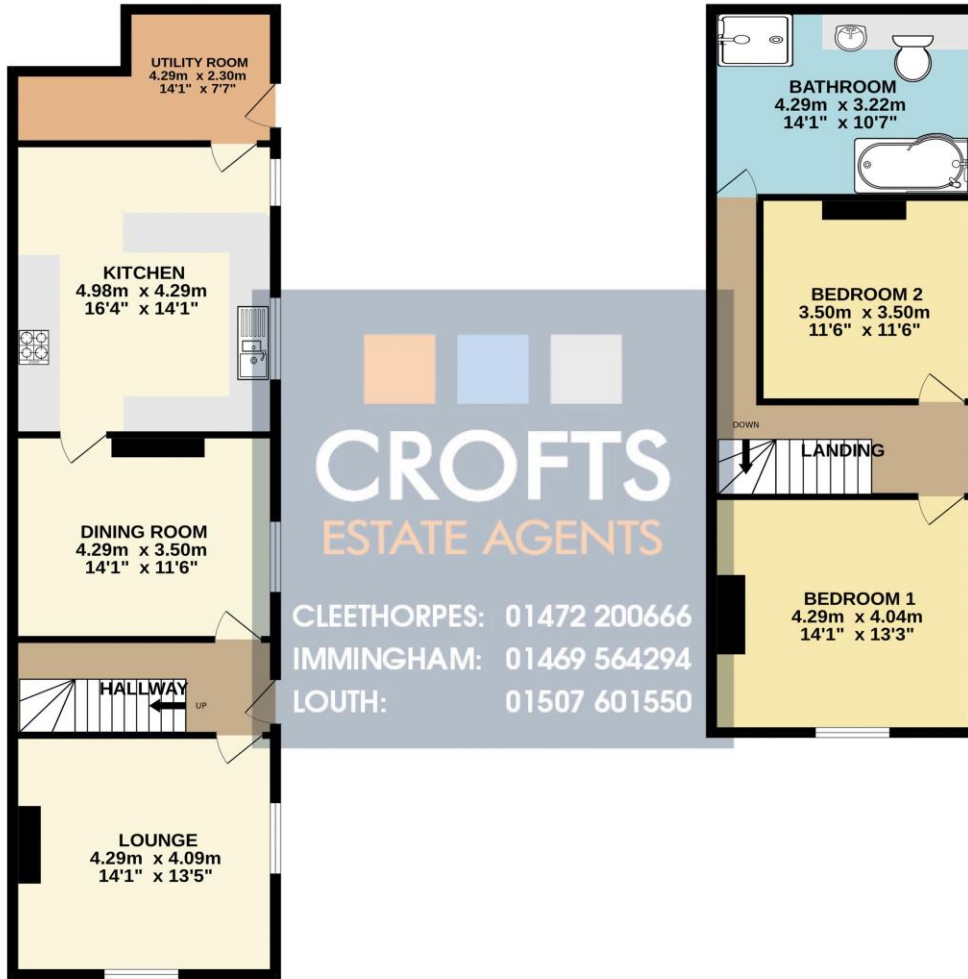
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
67.9 sq.m. (731 sq.ft.) approx.

1ST FLOOR
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA: 119.9 sq.m. (1291 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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