



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



11 Bowers Avenue  
Grimsby  
DN31 2BG

Offers in the Region Of  
£99,950

Coming to the market with NO FORWARD CHAIN is this superbly appointed three bedroom mid terrace house. Briefly comprising entrance hall, lounge, dining room, superb modern kitchen, rear lobby, ground floor recently fitted shower room and stairs and landing to large double and two single bedrooms. Close to amenities, transport links, parks, schools and Grimsby Leisure Centre, this property is well placed to be a first time buy or step two property or it might even interest a LANDLORD with rents coming in at £625 PCM for this type of conditioned property in this area. The property has also been recently redecorated with some new carpets throughout the property. A MUST SEE!

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 :

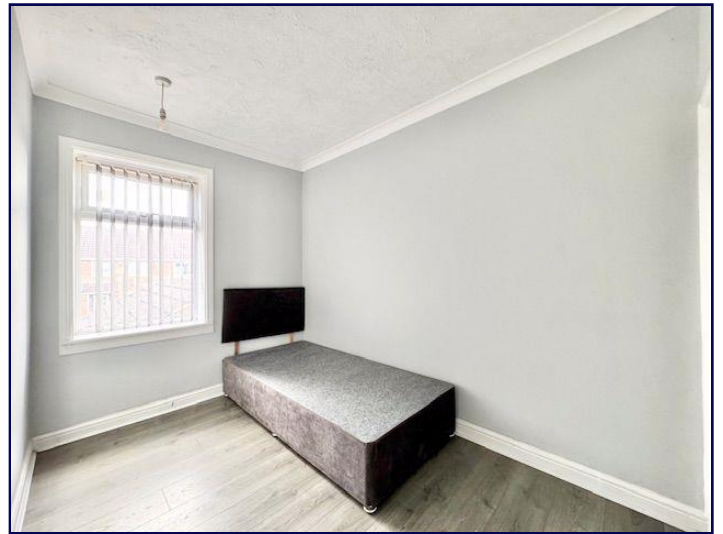
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



**Entrance hall**

13' 1" x 3' 1" (4.00m x 0.95m)  
uPVC frosted front door, grey decor, new grey carpet, radiator and pendant.

**Lounge**

9' 5" x 10' 4" (2.88m x 3.14m)  
A smaller front lounge could be used for dining room instead if it suits. The room has uPVC bay window, white decor to coving and with dado rail, feature decorated wall, grey carpet, frosted French doors from the dining room, white fire surround with electric fire, radiator and pendant light.

**Dining room**

9' 11" x 13' 8" (3.02m x 4.17m)  
The largest reception room has uPVC window to the rear, new grey carpet, white decor, radiator, coving and ceiling light.

**Kitchen**

14' 1" x 7' 9" (4.28m x 2.37m)  
A modern kitchen has a generous amount light grey high gloss kitchen units to three sides with grey wood effect work top and black sink drainer over. The kitchens orange splash back metro tiling, grey tiled floor, white decor, ceiling light and uPVC window to the side. Integral appliances include, gas hob with extractor over, 60/40 tall fridge freezer, oven grill and space for washing machine.

**Rear lobby**

7' 9" x 2' 11" (2.37m x 0.90m)  
The rear lobby area has uPVC frosted door to the rear, white decor, grey tiled floor and built in storage cupboard.

**Shower room**

5' 0" x 7' 10" (1.53m x 2.39m)  
A modern ground floor shower room has large shower with glass screen, white vanity sink and WC, fully tiled grey walls and floor, uPVC frosted window, four down lights, extractor and black towel radiator.

**Stairs and landing**

The stairs have new carpet and the landing has grey wood laminate flooring, both areas have grey decor, pendant light and loft access.

**Bedroom One**

9' 5" x 13' 9" (2.88m x 4.19m)  
The largest bedroom is a double and has wood laminate flooring, white and blue decor, uPVC window with vertical blinds, radiator and pendant light.

### **Bedroom Two**

10' 0" x 6' 11" (3.05m x 2.10m)

A good sized single room has grey wood laminate floor, grey decor, uPVC window with vertical blinds, coving, radiator, pendant light and built in storage cupboard.

### **Bedroom Three**

6' 11" x 6' 4" (2.11m x 1.94m)

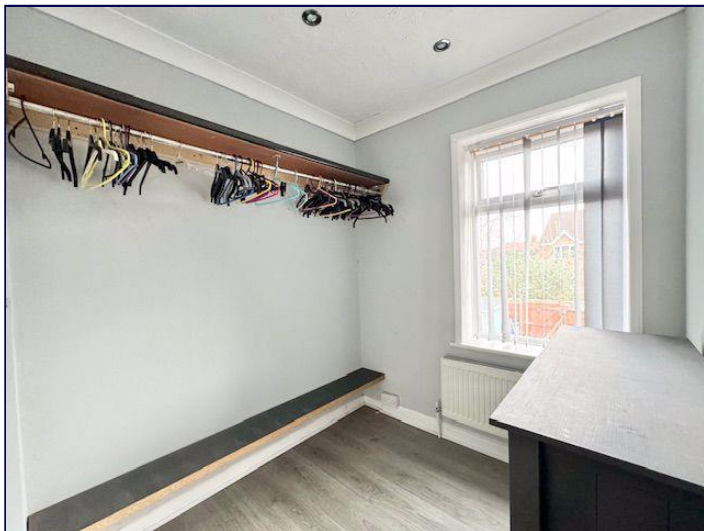
The third bedroom is a smaller single and previously used as a dressing room with built in hanging still in place, the room has grey laminate floor, grey decor, uPVC window with vertical blinds, radiators, coving and four down lights.

### **Rear garden**

The rear garden has a concrete path from back door to rear timber gate with block paved and slab patio leading to raised decking area with timber balustrade. The garden has timber fencing to the perimeter.

### **Front garden**

The front garden is low maintenance with walls and gate to pavement.



**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.

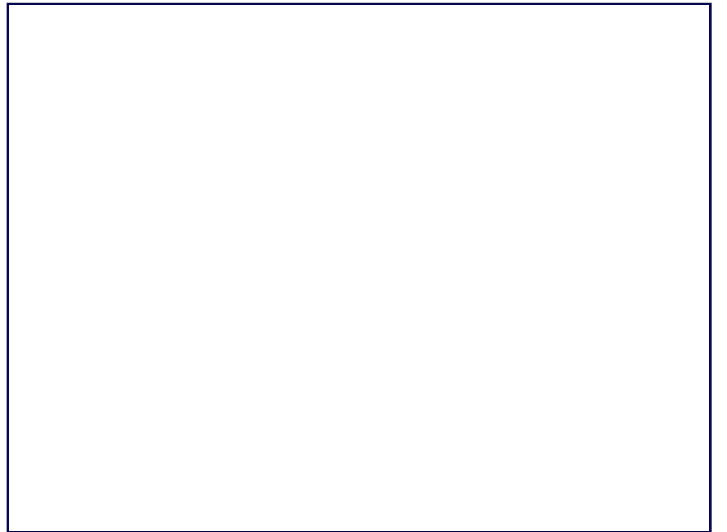
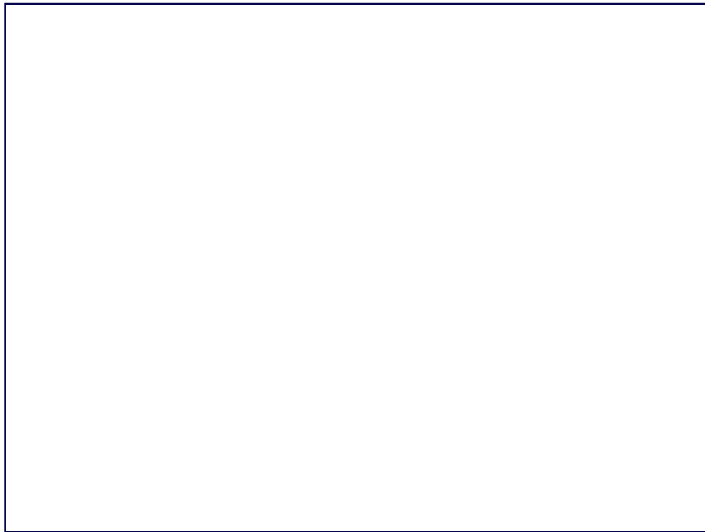
**Viewings**

Please contact the relevant marketing office and 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)

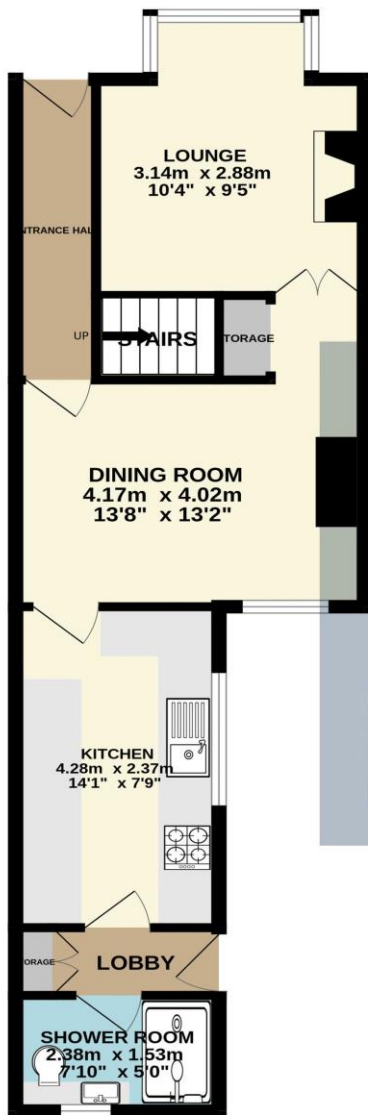




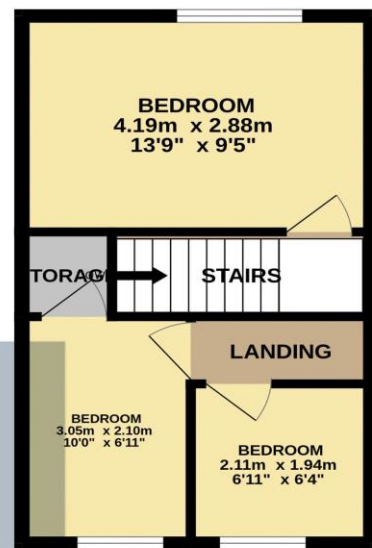
**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
45.1 sq.m. (485 sq.ft.) approx.



1ST FLOOR  
28.7 sq.m. (309 sq.ft.) approx.



# CROFTS

## ESTATE AGENTS

CLEETHORPES: 01472 200666  
IMMINGHAM: 01469 564294  
LOUTH: 01507 601550

TOTAL FLOOR AREA : 73.7 sq.m. (794 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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