



CROFTS ESTATE AGENTS

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



Westminster Drive

Grimsby
DN34 4TZ

Offers in the Region Of
£154,950

NO FORWARD CHAIN. Close to town centre, semi detached property with viewing highly advised. Although requiring a scheme of modernisation this property will make a lovely family home. Nearby there are a wide variety of local amenities and schools and the town centre is only a short drive away. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, three bedrooms and the bathroom. With gardens to the front and rear, off road parking and also benefiting from uPVC double glazing and gas central heating.

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 :

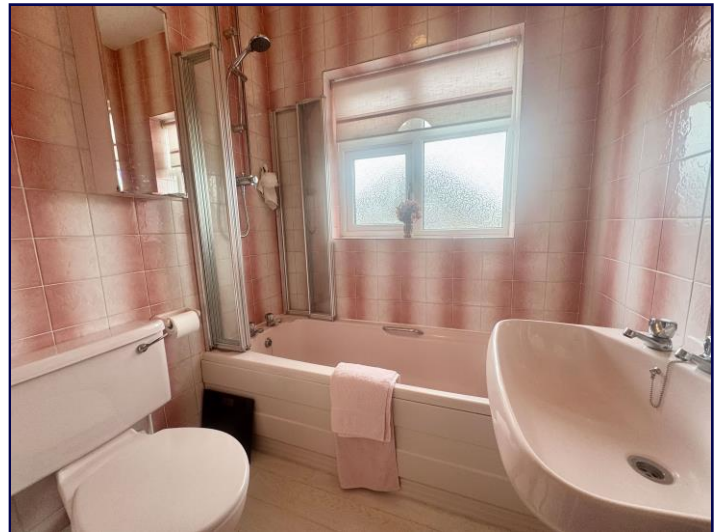
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info@croftsestateagents.co.uk

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Entrance Hall

Entering the property reveals a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Lounge

11' 0" x 12' 0" (3.36m x 3.65m)

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

Dining Room

12' 4" x 10' 3" (3.76m x 3.12m)

The dining room has a bay window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

14' 10" x 7' 6" (4.52m x 2.29m)

The kitchen has a tri aspect windows, a door to the side elevation and a tiled floor. There is also a range of fitted units with sink and drainer and plumbing for a washing machine.

First Floor Landing

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

Bedroom One

11' 1" x 11' 11" (3.39m x 3.63m)

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

Bedroom Two

12' 3" x 10' 2" (3.74m x 3.11m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Three

8' 4" x 7' 6" (2.55m x 2.29m)

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

Bathroom

7' 3" x 5' 10" (2.21m x 1.78m)

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

Outside

With a delightful front garden space with established shrubs and gates to reveal off road parking. There is a gate revealing the rear garden which is low maintenance with established shrubs. a large block paved area and perimeter fencing.

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 B: 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

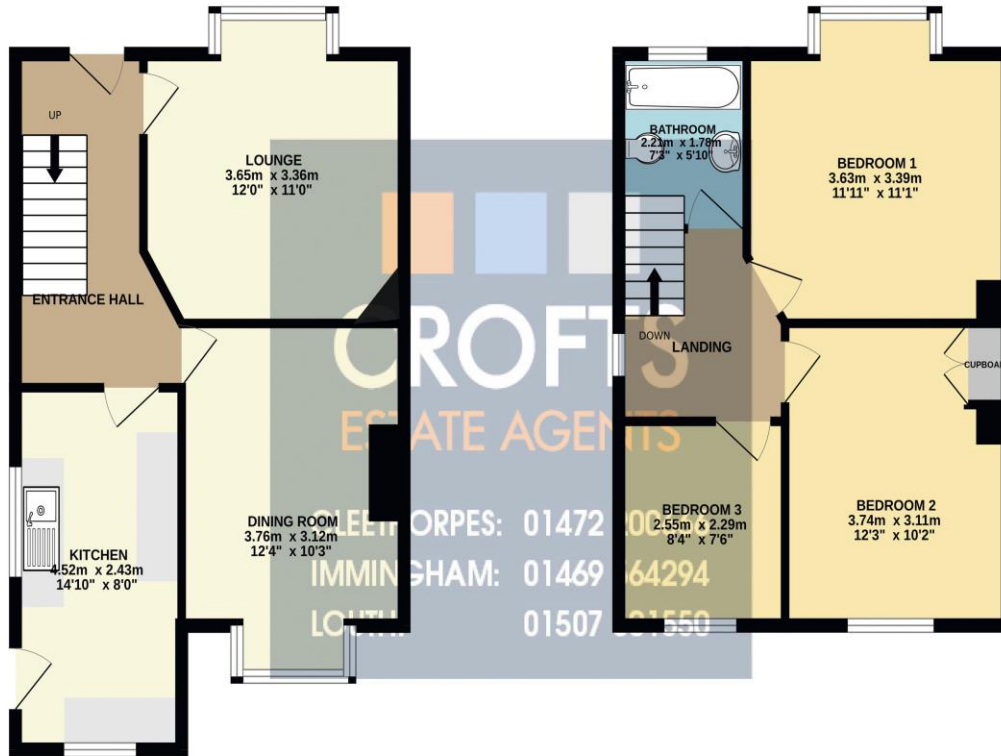
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
43.6 sq.m. (470 sq.ft.) approx.

1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA: 82.8 sq.m. (892 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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