



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



59 Frederick Street
Grimsby
DN31 1XQ

£120,000

Coming to the market with NO FORWARD CHAIN is this well presented three bedroom mid terrace house. Extended to the rear to create a fantastic open plan kitchen dining living space with French doors to the smartly presented south facing rear gardens. As well as this a good sized entrance is attractively presented with spacious lounge also to the front of the property. Upstairs the property comes with three good sized rooms with fitted wardrobes in them all plus bathroom with separate shower cubicle. Only a short walk to Grimsby Town centre, transport links and schools, this super first or second time purchase ticks lots of boxes for the growing family. As well as inside the property ticking boxes, the property also offers off road parking on smart block paved driveway plus attached single brick garage.

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 :

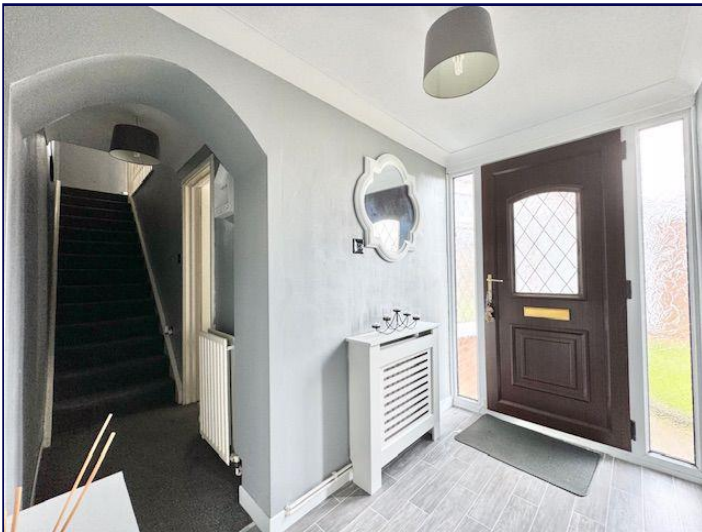
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

4' 10" x 8' 7" (1.47m x 2.61m)

L shaped entrance hall with uPVC door and two windows, grey decor to coving, radiator with cover, pendant light and wood effect vinyl flooring.

Lounge

13' 5" x 14' 3" (4.08m x 4.34m)

Beige carpet, grey decor with feature wall to coving, floating uPVC bay window, radiator, feature cream marble fireplace with electric fire, under stairs storage cupboard and pendant light.

Living dining room

17' 9" x 8' 5" (5.42m x 2.57m)

A fantastic extended room offer space for both dining and living with uPVC French doors and window to the rear garden. The room is arched to the kitchen and has grey decor and feature wall to coving, radiator and wood laminate flooring.

Kitchen

9' 8" x 8' 8" (2.95m x 2.65m)

There is a wood kitchen with light brown granite work tops and splash backs, sink drainer, uPVC window to the rear, grey wood effect vinyl flooring, gas hob, extractor, oven grill, integral fridge freezer, ceiling with the room arched to the living dining room.

Stairs and landing

Grey carpet and decor with pendant light to landing.

Bedroom One

12' 2" x 9' 9" (3.70m x 2.96m)

The main bedroom has extensive fitted wardrobes and storage with grey decor to coving, grey carpet, uPVC window, radiator and pendant light.

Bedroom Two

10' 7" x 8' 9" (3.22m x 2.66m)

With beige carpet, grey decor to coving, fitted wardrobes and storage, radiator, uPVC window and pendant light.

Bedroom Three

7' 1" x 7' 5" (2.16m x 2.25m)

Again with extensive storage to one side the room has cream decor, grey carpet, radiator, pendant light and uPVC window to the front.

Family Bathroom

5' 6" x 8' 6" (1.67m x 2.58m)

The bathroom has three piece white suite with vanity sink plus separate enclosed shower unit. The room has cream fully tiled walls, uPVC frosted window to the front, down lights and grey vinyl flooring.

Rear garden

The rear garden has neat block paved patio with well tended lawn, raised brick borders, tall fencing with gate to rear plus timber shed.

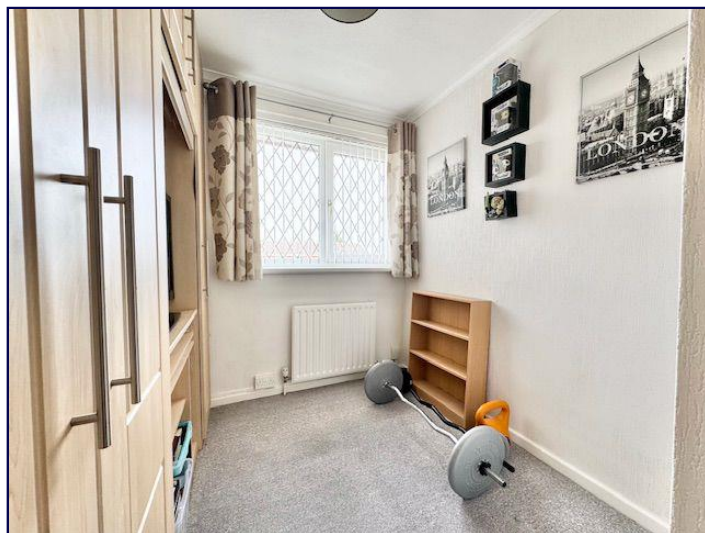
Front garden

Block paved path to front door, neat lawn with low wall to front and side.

Garage and Parking

16' 9" x 8' 8" (5.10m x 2.65m)

The garage is attached to the house and is brick built with a felt roof. There is a metal up and over door and the garage has power and light with block paved driveway with parking to front for one car.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

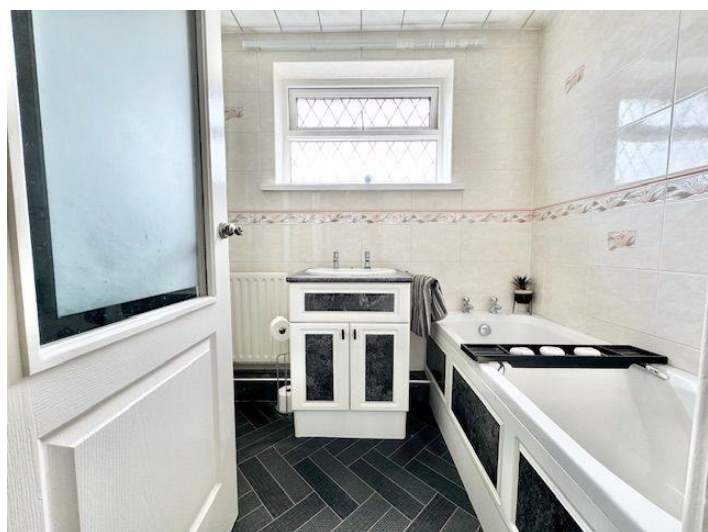
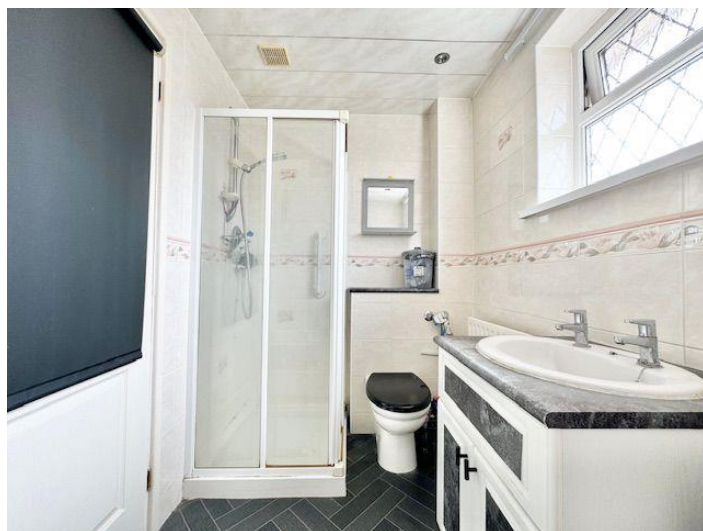
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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

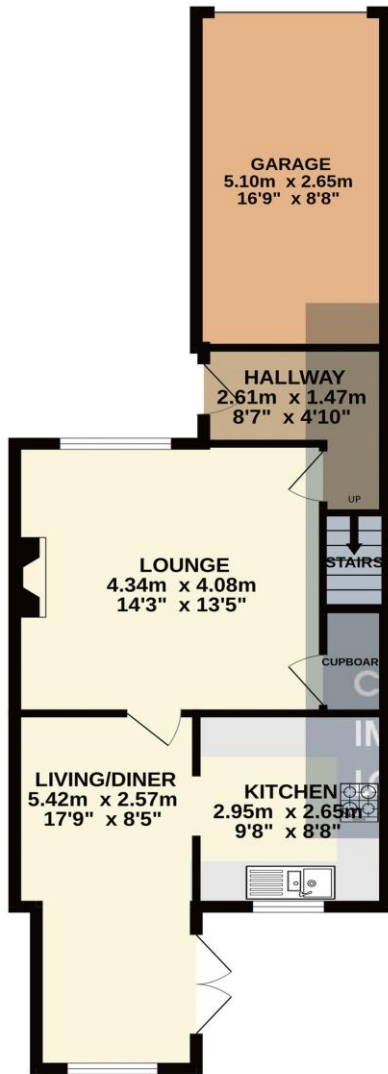




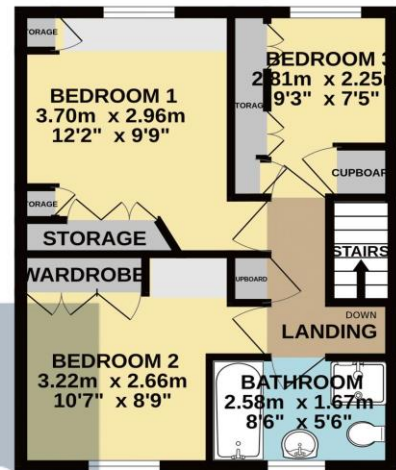
OPEN 7 DAYS A WEEK

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
59.3 sq.m. (639 sq.ft.) approx.



1ST FLOOR
36.1 sq.m. (388 sq.ft.) approx.



CROFTS
ESTATE AGENTS

LEETHORPES: 01472 200666

MININGHAM: 01469 564294

SMITH: 01507 601550

TOTAL FLOOR AREA : 95.4 sq.m. (1027 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.
Made with Metropix ©2024

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 enquires, 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.