



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Bishopthorpe Road

**Cleethorpes
DN35 0TA**

**Offers in the Region Of
£169,000**

Offered for sale with no forward chain on the vendors side, Crofts estate agents are delighted to be able to bring to the market this recently redecorated and carpeted, two bedroom semi-detached bungalow. Located within this small cu de sac the property is ideal located for ease of access to the areas many local amenities and to the beach itself. This lovely home briefly comprises entrance hallway, well proportioned lounge/diner, fitted kitchen, shower room, two bedrooms and a conservatory. Front and rear gardens with the rear enjoying a sunny aspect. Long driveway creating ample off road parking. Viewing is a must on this lovely property. Gas central heating and uPVC double glazing.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

Offering uPVC double glazed entry door to the side elevation. Central heating radiator. Laminate flooring. Loft access and coving to the ceiling. Dado rail to the walls.

Lounge

17' 0" x 10' 10" (5.189m x 3.297m)

Neutrally decorated and having a newly laid carpet, this is a well proportioned room which can offer both space for living and dining areas. Coving to the ceiling. Central heating radiator.

Kitchen

The kitchen offers a good complement of fitted wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Splashback tiling. Integrated double oven and four ring gas hob with brushed steel chimney extractor over. Plumbing and space for a washing machine. Integrated fridge and freezer. uPVC double glazed window to the rear elevation. Central heating radiator. Tiled flooring.

Shower Room

6' 0" x 5' 11" (1.829m x 1.803m)

uPVC double glazed window to the side elevation. Fitted with a close coupled w.c, vanity wash hand basin and corner shower. Chrome effect central heating radiator. Splashback tiling.

Bedroom One

11' 5" x 10' 10" (3.490m x 3.292m)

The first double bedroom has a uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Two

8' 8" x 9' 2" (2.629m x 2.795m)

With central heating radiator and having uPVC double glazed French doors leading into the conservatory.

Conservatory

9' 0" x 8' 2" (2.741m x 2.477m)

uPVC double glazed and having French doors leading out to the garden. Central heating radiator. Tiled flooring.

Outside

To the front of the property the garden is open plan and has gravelled beds for ease of maintenance. A long driveway creates ample off road parking and leads down the side elevation of the property and onto the rear garden. The rear garden enjoys a sunny facing aspect and is well maintained with lawn, flower beds and established shrubs. Patio area. Greenhouse.

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.

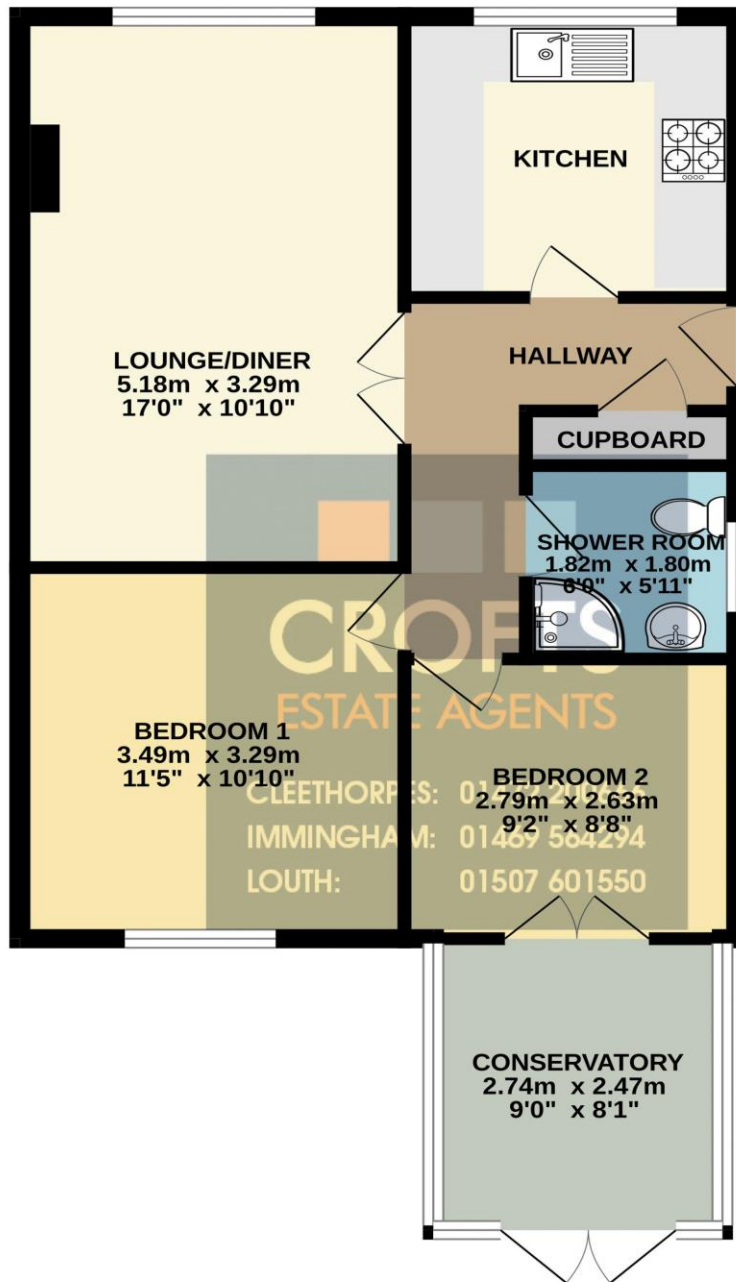
Mortgage and Financial Advice

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
59.7 sq.m. (642 sq.ft.) approx.



TOTAL FLOOR AREA : 59.7 sq.m. (642 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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