



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



Brian Avenue

**Cleethorpes
DN35 9DB**

£155,000

Crofts estate agents are pleased to be able to offer to the market this two bedroom semi-detached dormer bungalow found within this ever popular and well regarded residential location in Cleethorpes. Ideally located within easy access to a range of amenities and also upon a main bus route, the property is set upon this lovely sized plot with larger than average garden to the rear. Enjoying the benefits of majority gas central heating and uPVC double glazing, the property would benefit from some redecoration but offers great potential. Internally the accommodation briefly comprises

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 :

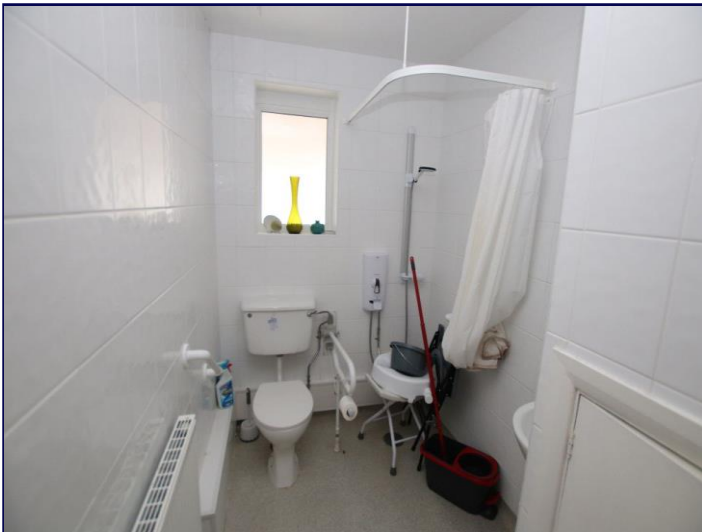
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

uPVC double glazed entry door to the side elevation. Plate rack to the walls.

Dining Room

12' 5" x 11' 6" (3.786m x 3.510m)

uPVC double glazed bow window to the front elevation. Central heating radiator. Dado rail to the walls. Coving to the ceiling. Staircase to the first floor. Door through to the lounge and to the kitchen.

Lounge

13' 10" x 10' 6" (4.226m x 3.207m)

uPVC double glazed bow window to the front elevation and two further double glazed windows to the side. Coving to the ceiling and dado rail to the walls. Central heating radiator.

Kitchen

12' 10" x 8' 4" (3.916m x 2.552m)

The kitchen offers a range of wall and base units with complementary work surfacing with inset stainless steel sink and drainer. Integrated eye level double oven and four ring gas hob with filter hood over. Splashback tiling. Plumbing for a washing machine and space for a fridge freezer. Coving to the ceiling. Doors through to the sunroom.

Sun Room

8' 1" x 10' 8" (2.466m x 3.263m) mins

With central heating radiator and having sealed unit double glazing with sliding doors to the rear and side elevations.

Wet Room

9' 8" x 5' 4" (2.957m x 1.633m)

uPVC double glazed window to the rear elevation. Fitted with a corner wash basin, w.c and electric shower to the wetroom shower area. Tiling to the walls. Cupboard. Central heating radiator.

Bedroom Two

9' 8" x 7' 11" (2.943m x 2.413m)

uPVC double glazed window to the front elevation. Two storage cupboards. Central heating radiator.

First Floor Landing

Access to the main double bedroom.

Bedroom One

12' 0" x 13' 1" (3.647m x 3.995m) max

uPVC double glazed window to the rear elevation. Built in cupboards.

Outside

The property is set upon this lovely sized plot with lawned frontage with established flower border. Driveway creating off road parking and leading down to a detached garage. To the rear there is a good sized garden ideal for the keen gardener and offers an expanse of lawn complemented with flower beds and to the rear of the garden there is a shed and space for a greenhouse or similar.

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

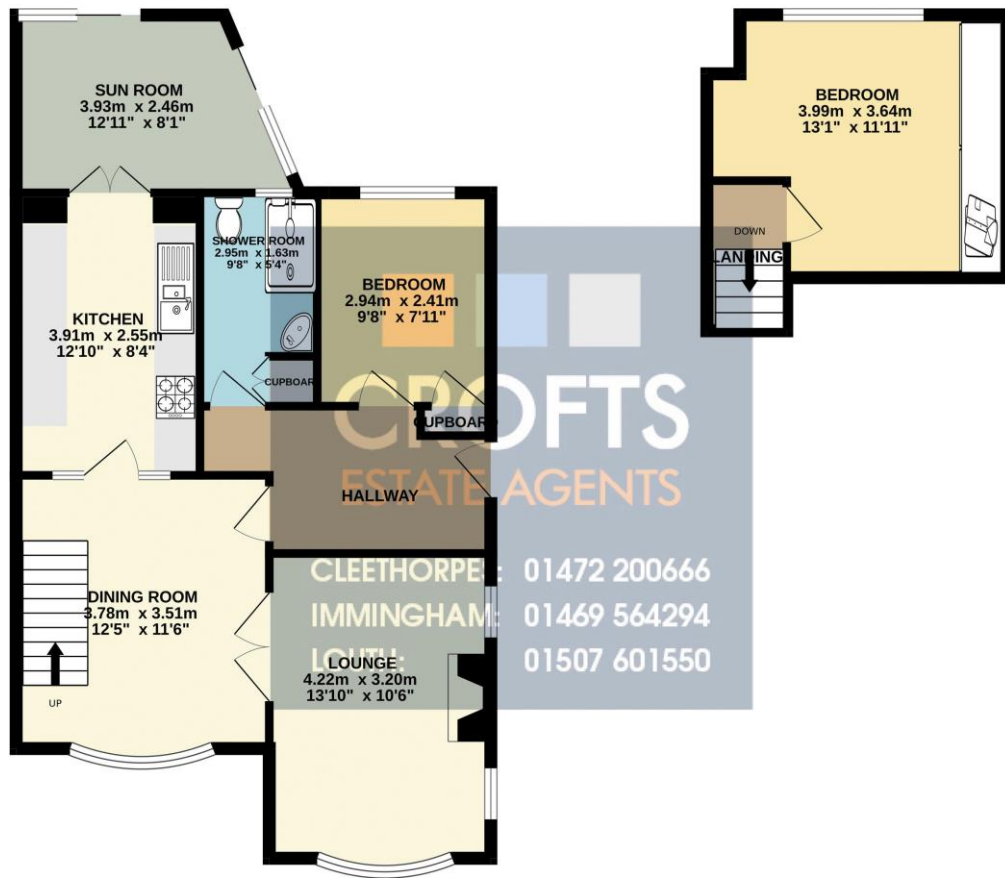
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
63.1 sq.m. (680 sq.ft.) approx.

1ST FLOOR
15.6 sq.m. (168 sq.ft.) approx.



TOTAL FLOOR AREA: 78.8 sq.m. (848 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 12025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.