



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



Highgate

Cleethorpes
DN35 8NS

Offers in the Region Of £136,500

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



Property Introduction

Situated within this established residential position on Highgate in Cleethorpes, this attractive mid-terrace property offers modern, fresh décor throughout and would make an ideal first-time purchase or investment opportunity. The ground floor accommodation comprises a bright and welcoming lounge-diner, beautifully presented and offering a versatile open-plan space for both relaxing and entertaining. The contemporary finish creates a light and airy feel, complemented by neutral tones and stylish flooring. To the rear, the kitchen is well-appointed with a range of units and worktop space providing a practical yet attractive cooking environment. To the first floor are three well-proportioned bedrooms, two of which are comfortable doubles, with the third making an ideal nursery, dressing room or home office. The family bathroom is fitted with a four-piece suite, including a bath, separate shower cubicle, wash basin and WC. Externally, the property benefits from a small garden to the front and an enclosed small area to the rear. Early viewing is highly recommended to fully appreciate this superb home.

Entrance Hall

Entering through the entrance porch reveals a radiator and the original mosaic tiled floor. There is also an under stairs cupboard.

Lounge/Diner

25' 7" x 11' 11" (7.79m x 3.62m max)

The lounge-diner has dual aspect windows to the front and rear elevation, two radiators and a carpeted floor.

Kitchen

7' 11" x 10' 8" (2.42m max x 3.24m)

The kitchen has a window and door to the side elevation, a radiator and a tiled floor. There is also a range of fitted units with sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

12' 6" x 11' 10" (3.81m x 3.60m)

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

Bedroom Two

12' 6" x 11' 2" (3.82m x 3.40m)

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

Bedroom Three

9' 4" x 6' 2" (2.84m x 1.89m)

Bedroom three has a window to the front elevation, a radiator and laminate flooring.

Bathroom

6' 2" x 10' 7" (1.87m x 3.22m)

The bathroom has an opaque window to the side elevation, a heated towel rail and tiled walls and flooring. There is also a WC, basin, bath and a shower enclosure with an electric shower.

Outside

A gate reveals the front garden which is low maintenance. Through the side passage there is a gate to the rear of the property which is small concreted area which provides access to the neighbouring property.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, 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

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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

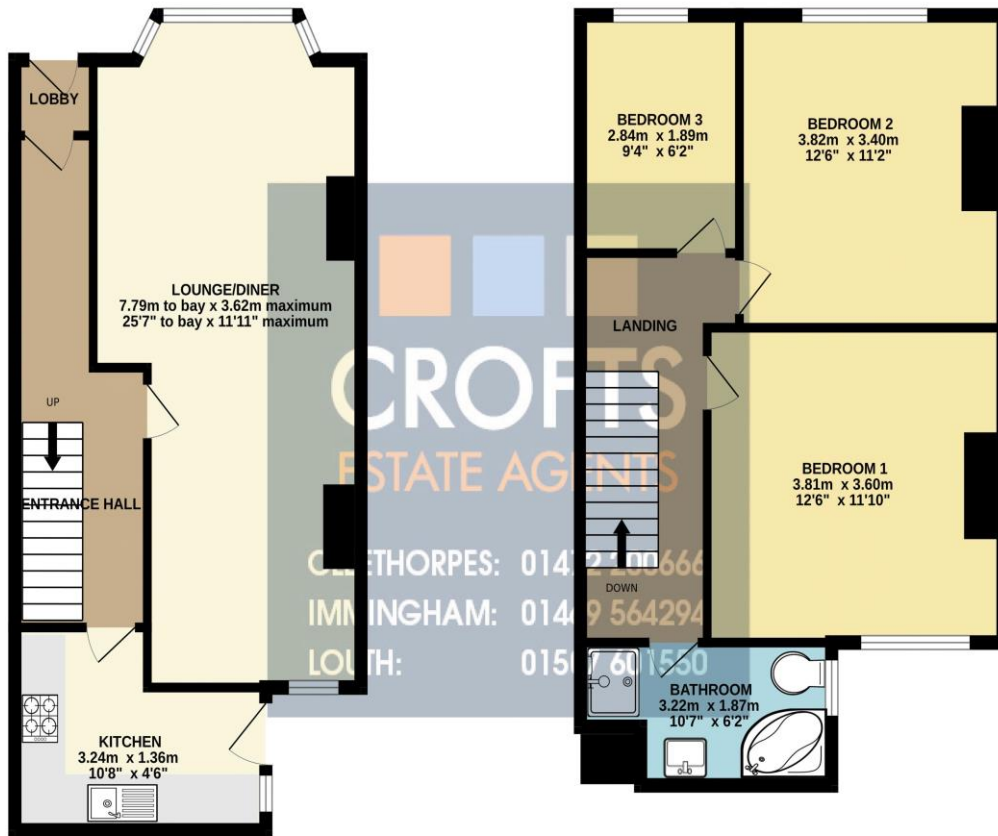
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
43.0 sq.m. (462 sq.ft.) approx.

1ST FLOOR
48.8 sq.m. (526 sq.ft.) approx.



TOTAL FLOOR AREA : 91.8 sq.m. (988 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 ©2005

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 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.