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



Pendreth Place

Cleethorpes
DN35 7UR

Offers in the Region Of £160,000

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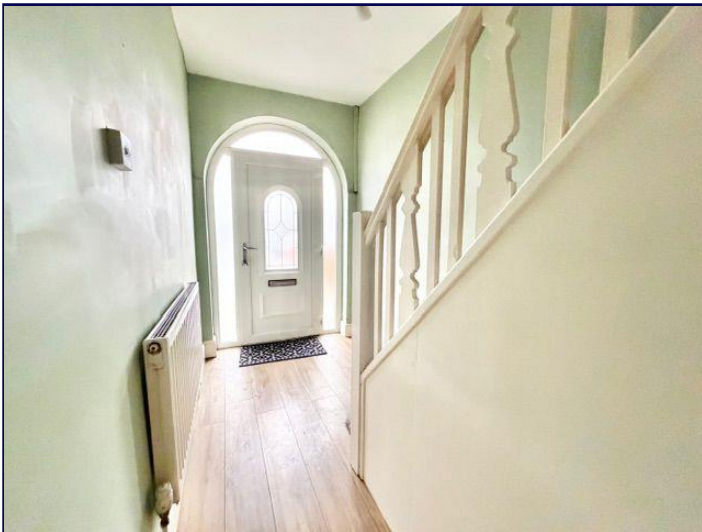
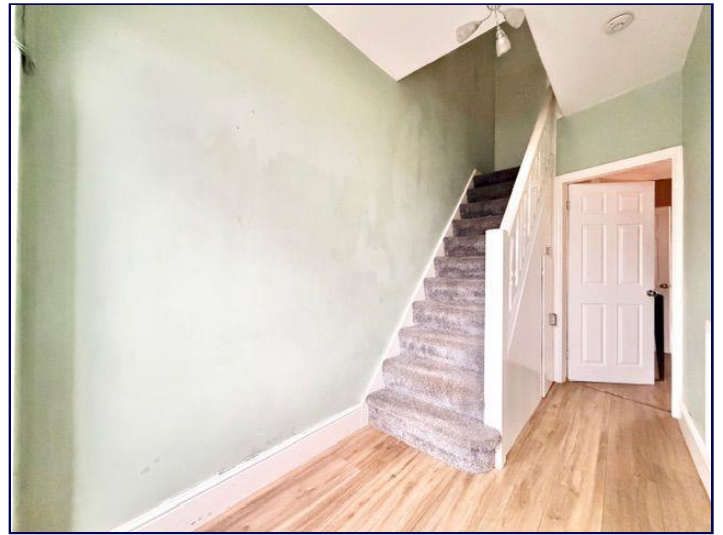
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Property Introduction

Perfect Home for Young Professionals and Couples! ?? We're delighted to present this fantastic three-bedroom semi-detached house, perfect for young professionals and couples looking for a stylish and practical home. With no forward chain, this property offers a great opportunity to get into the market. The property boasts an entrance hall, open-plan lounge/dining room, and a kitchen with pantry. Upstairs, you'll find two double bedrooms and a single bedroom, plus a bathroom with shower over the bath. The low-maintenance rear gardens feature a raised slab patio, ideal for relaxing or entertaining. The newly laid concrete and block-paved driveway offers parking for three cars, making it perfect for those who need space for multiple vehicles. Located close to bus links, parks, good schools, and amenities, this property ticks all the boxes for convenience and lifestyle. Whether you're a growing family or a busy professional, this property offers the perfect blend of comfort, style, and practicality. Schedule a viewing today and make it yours! Would you like to know more about the local area or arrange a viewing?

Entrance hall

11' 3" x 5' 5" (3.43m x 1.65m)

A smart entrance hall has uPVC frosted door and three frosted windows to allow light in. The area has wood laminate flooring, grey decor, pendant light and radiator.

Lounge

13' 7" x 9' 11" (4.15m x 3.02m)

The lounge is open plan to the dining room with half uPVC bay window to the front, cream decor to coving, grey fireplace with open hearth with log burner and tiled hearth, grey carpet, pendant light and radiator.

Dining room

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

Open plan to the lounge the dining room has window to the rear, cream and purple decor to coving, wood laminate flooring, radiator, pendant light and built in storage.

Kitchen

12' 3" x 7' 3" (3.74m x 2.22m)

A cream kitchen with wall and base units with grey wrk top over run around three sides of the room with stainless steel sink drainer, area, splash back tiling, integral gas hob with extractor, electric oven grill, space for washing machine and tall fridge freezer, cream floor tiles, neutral decor to coving, two down lights, two clear uPVC windows and a frosted window in the pantry. A uPVC frosted door leads to the rear garden.

Stairs and landing

The stairs and landing have cream decor, grey carpet and pendant light.

Bedroom One

10' 10" x 9' 6" (3.29m x 2.90m)

The main bedroom has cream decor and brown carpet, pendant light, radiator, built in storage and uPVC window to the front with blinds.

Bedroom Two

10' 6" x 9' 1" (3.19m x 2.77m)

The second double room has green decor, neutral carpet, built in storage, radiator, pendant light and uPVC window to the rear.

Bedroom Three

6' 3" x 6' 10" (1.90m x 2.08m)

A decent sized single bedroom has uPVC window to the rear, grey decor, neutral carpet, pendant light and radiator.

Family Bathroom

6' 1" x 5' 6" (1.86m x 1.68m)

The bathroom has white three piece bathroom suite, shower over the P-shaped bath, curved glass shower screen, tiled splash backs, white decor, uPVC frosted window with blinds, chrome towel radiator and four down lights.

Front garden

The front has recently been laid to a smart low maintenance concrete and block paved edged driveway with open front to the Cul-de-sac. The front allows parking for up to three cars.

Rear garden

The low maintenance rear garden is set on two layers with a lower blue slate patio and the rear part a raised slab patio area. The garden has wall and fence to the boundary and a concrete path to the side door and timber gate to the front.

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.

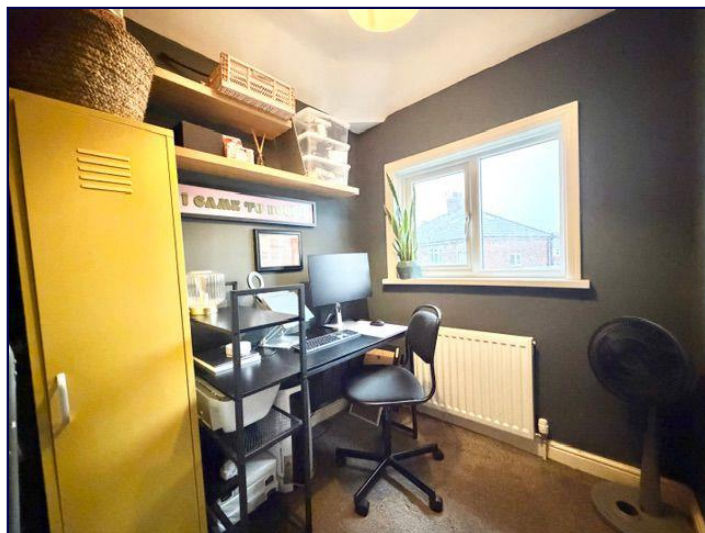
Property Management

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.

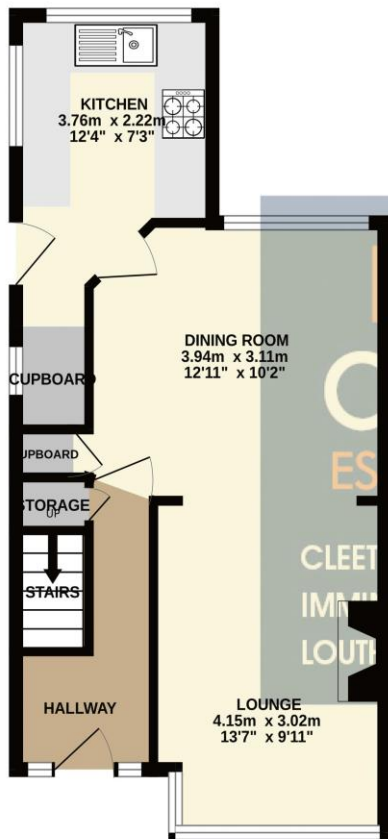
Mortgage and Financial Advice

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.

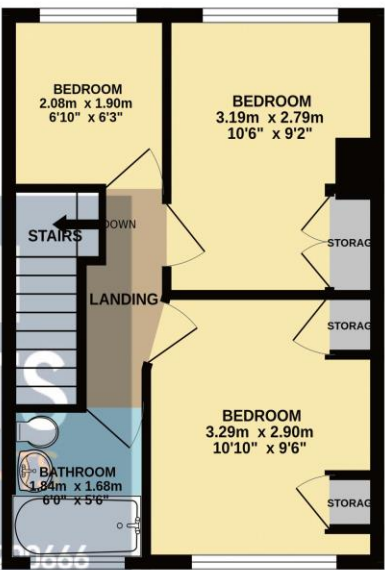
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.



GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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.