



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



Mill Road

Cleethorpes
DN35 8JA

Offers in the Region Of £134,500

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

A larger than average mid terraced house situated in the heart of Cleethorpes having a wide frontage, located on Mill Road accessed from St Peters Avenue with the resorts excellent amenities only a short distance away. The accommodation on offer briefly comprises: vestibule porch, inner hallway, large lounge, large dining room, fitted kitchen and utility room. To the first floor there are three good sized bedrooms and the family bathroom. A small front garden and low maintenance rear garden. Gas central heating and uPVC double glazing.

Porch

To the front of the property, this vestibule area boasts a tiled floor with a set of UPVC double glazed doors. The vestibule area leads into.

Entrance hall

With a modern oak effect laminate floor, the hallway boasts a central heating radiator and a set of glazed doors leads to an spacious under stairs storage cupboard. Central heating radiator and a carpeted flight of stairs leads to the first floor. Doors provide access to.

Dining room

With modern neutral decor, the dining room is centred around a feature fireplace with an inset gas fire sat upon a marble hearth with matching backplate and an attractive surround. A dado rail decorates the walls and coving decorates the ceiling edges. Carpeted floor, central heating radiator and a UPVC double glazed window to the rear aspect. A set of part glazed double doors leads to.

Lounge

To the front of the property, the spacious lounge boasts a bay window to the front fitted with a UPVC double glazed window. Ornate mouldings and a central rose decorates the ceiling as long with coving to the ceiling edges. A dado rail to the walls. The room is centred around a feature fireplace with an inset gas fire sat upon a matching marble hearth with back plate and finished with an attractive surround. Carpeted floor and a central heating radiator.

Kitchen

Entered from the rear of the hallway, the kitchen benefits from a range of wall and matching base units with contrasting roll edger work surfaces fitted over and splash back tiling to the walls. Inset stainless steel kitchen sink with drainer, space for a free standing cooker with extractor fan fitted over. Tiled flooring, UPVC double glazed window and a part glazed UPVC door to the side aspect. Door leads to.

Utility room

Located to the rear of the property the utility room has space for a larger style fridge freezer and plumbing for an automatic washing machine. Tiled flooring to match the kitchen and two UPVC double glazed windows.

Landing

With a carpeted floor, the landing allows access to.

Bedroom One

The first of the double bedrooms located to the front of the property boasts modern decor, carpeted floor and ornate mouldings to the walls and ceiling. central heating radiator and a UPVC double glazed window.

Bedroom Two

The second of the double bedrooms boasts a carpeted floor, central heating radiator and a UPVC double glazed window.

Bedroom Three

The third of the spacious bedrooms to the front of the property benefits from a modern laminate floor, central heating radiator and a UPVC double glazed window.

Bathroom

The spacious bathroom to the rear of the property is fitted with a matching three piece suite comprising low level flush W.C, pedestal wash basin and a paneled bath with an electric shower unit fitted over and a fixed shower screen. Fully tiled walls contrast with the tiled floor. Central heating radiator and a UPVC double glazed window.

Outside

Stood back from the main road the property has a front garden laid for ease of maintenance with decorative gravel. The boundary is secured with traditional garden walling with a pedestrian gate leading to a pathway and on to the main entrance door. The rear garden is private and secured with traditional garden walling with a timber gate allowing for pedestrian access.

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

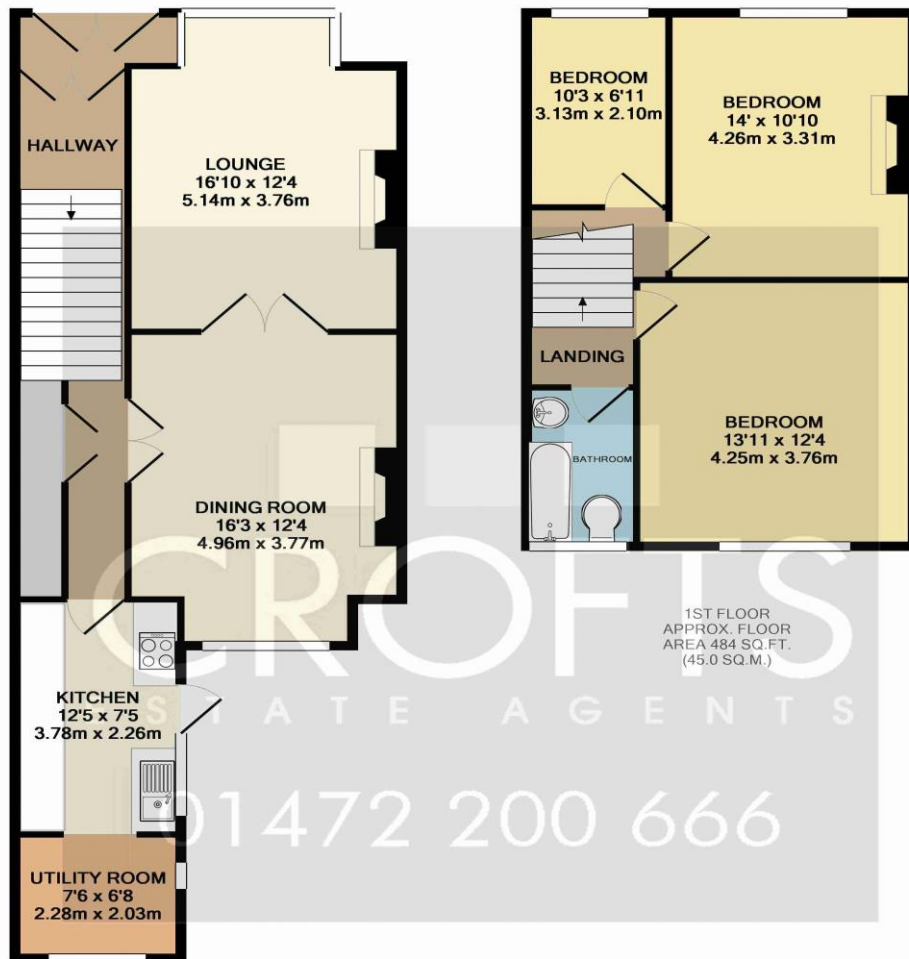
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to 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
APPROX. FLOOR AREA 682 SQ.FT. (63.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1166 SQ.FT. (108.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2012

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		