



CROFTS ESTATE AGENTS

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



Walnut Crescent

Cleethorpes
DN35 0RE

£160,000

**** PRICED FOR A QUICK SALE **** Crofts Estate Agents are pleased to present this well-proportioned three-bedroom semi-detached home, ideally located in a well-established residential area of Cleethorpes. Just a short walk from local amenities, Tesco, and public transport links, this property is perfectly suited for families or first-time buyers alike. Occupying a desirable corner plot, the home benefits from a larger frontage, allowing for additional off-road parking. The spacious interior comprises an entrance hall, a comfortable lounge, and a generous kitchen-diner on the ground floor. Upstairs, there are three bedrooms—two of which are doubles—and a modern family bathroom. Externally, the property features gardens to both the front and rear, along with off-road parking. Further benefits include uPVC double glazing and gas central heating throughout. Early viewing is highly recommended to fully appreciate the space and potential.

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 :

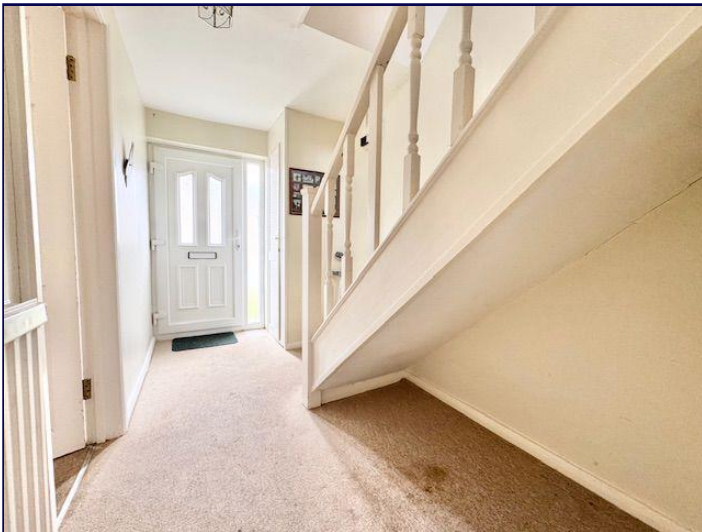
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

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Entrance Hall

Entering into the property reveals a radiator, a carpeted floor and a storage cupboard.

Lounge

11' 0" x 12' 4" (3.36m x 3.77m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Diner

10' 0" x 15' 8" (3.05m x 4.77m)

The kitchen-diner has a window and door to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and hob with an extractor over. There is also a storage area built in.

Cloakroom

The cloakroom has an opaque window to the side elevation, a WC and a basin.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, a storage cupboard, coving to the ceiling and a carpeted floor.

Bedroom One

12' 1" x 10' 7" (3.69m x 3.22m)

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

Bedroom Two

11' 1" x 9' 7" (3.37m x 2.91m)

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

Bedroom Three

7' 1" x 8' 10" (2.17m x 2.70m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

Bathroom

5' 8" x 7' 8" (1.72m x 2.33m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with a mains operated shower.

Outside

To the front there is off road parking and a lawn. A gate opens to the rear garden with a lawn, patio area, established shrubs and perimeter fencing.

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 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

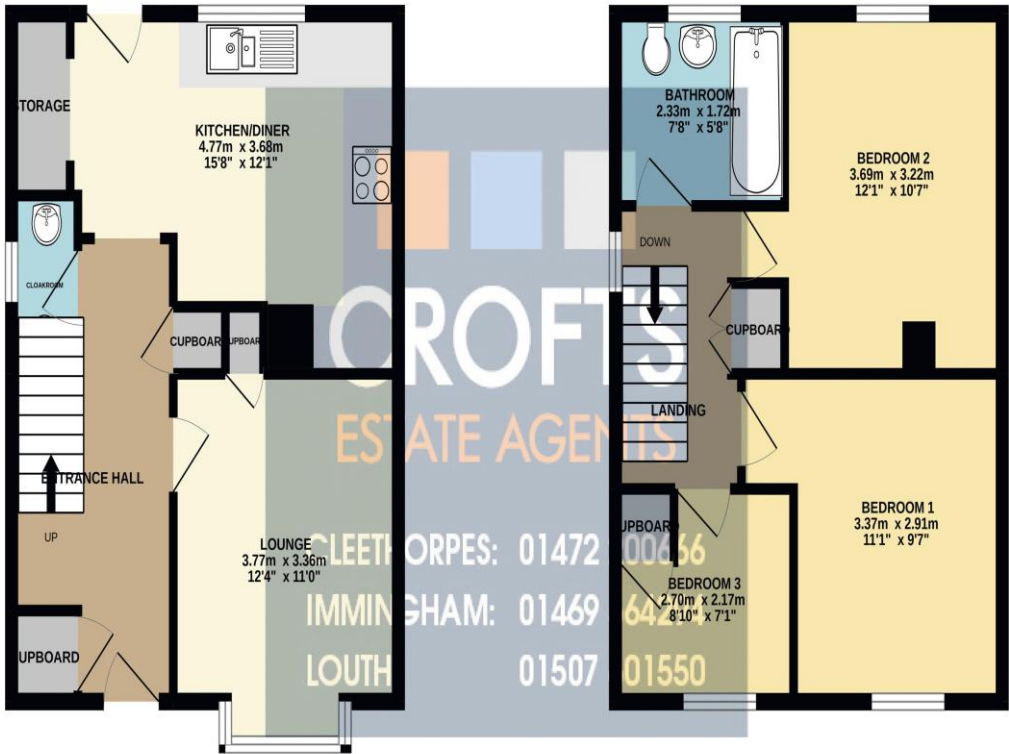
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



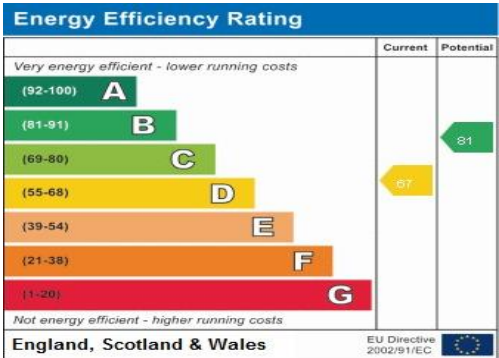
GROUND FLOOR
38.0 sq.m. (409 sq.ft.) approx.

1ST FLOOR
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA: 75.4 sq.m. (812 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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