



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



16 Isaacs Hill GFF
Cleethorpes
DN35 8JS

Offers in the Region Of
£129,950

Crofts Estate Agents are pleased to advertise this spacious two bedroom ground floor flat offered for sale with NO FORWARD CHAIN. Ideally located within close proximity to Cleethorpes seafront, main bus routes and many local amenities. This modern finished property benefits from a clean, neutral decor throughout, and only upon internal viewing can this property be fully appreciated. This property comprises of an entrance hallway, spacious lounge with a large bay window, two double bedrooms, newly fitted bathroom with a modern L-shaped bath, overhead shower with glass shower screen, W/C and hand basin with a wall mounted mirror positioned above. The modern fitted kitchen comes with a range of white gloss wall mounted and under counter cupboards and a series of integrated appliances, including an electric oven, hob and extractor hood, washing machine and separate fridge and freezer. A breakfast bar is also an added benefit. Externally there is a spacious rear garden which has a patioed area with the rest being artificial grass, a storage shed is also available too. Contact our office today on 01472 200666 to arrange a viewing.

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



Front

A series of steps provide access to the front of the property. Access to the main porchway is for both the ground and first floor flat. The front garden is to be maintained by the owner/occupier of the first floor flat.

Hallway

46' 7" x 6' 4" (14.19m x 1.93m)

A lengthy ground floor hallway, with all rooms off this. There is a spacious bright bay window area by the kitchen. Spotlights and a storage cupboard underneath the stairs.

Lounge

15' 4" x 13' 6" (4.68m x 4.12m)

Spacious lounge with white painted walls, laminate flooring and coving to the ceiling. Large single glazed wooden bay window with venetian blinds fitted. Gas central heated radiator. Light pendant.

Kitchen

12' 3" x 8' 4" (3.74m x 2.55m)

This is a good size kitchen, light and with a UPVC double glazed window and door to the rear garden. There are white gloss fitted units to the base and wall, with post form black roll edge work tops and splashback. Inset stainless steel sink unit with left hand drainer and mixer tap. This kitchen also has the following integrated appliances; electric oven and hob with an extractor hood above, washing machine, fridge and freezer. There is also a breakfast bar area. There is a central heated radiator and spotlights fitted.

Bedroom 1

13' 6" x 13' 2" (4.12m x 4.02m)

Single glazed wooden window to the rear elevation. Cream painted walls and grey carpet fitted. Centrally heated radiator and a single light pendant.

Bedroom 2

8' 11" x 10' 6" (2.72m x 3.19m)

Single glazed wooden window to the side elevation. White painted walls with coving to the ceiling, and a grey carpet is fitted. Centrally heated radiator and a single light pendant.

Bathroom

8' 11" x 9' 0" (2.72m x 2.74m)

Spacious modern bathroom with a white L-shaped bath, overhead waterfall shower and glass shower screen. White hand basin with mixer tap and white W/C. The walls are tiled grey halfway with a mosaic border separating the tiles to the plum painted walls. Grey floor tiles, central heated radiator, spotlights, extractor fan and a single glazed window to the side elevation.

Rear Garden

Spacious rear garden with patioed area and the surrounding has been laid with artificial grass. Wall and fenced borders. There is a storage shed available and a side gate allowing access to the alleyway.

Tenure

Believed to be Leasehold, 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

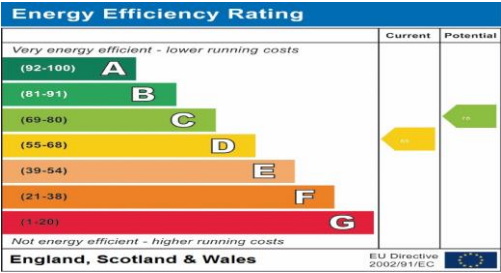
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT
KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN
SECURED ON IT.*

GROUND FLOOR
77.4 sq.m. (833 sq.ft.) approx.



TOTAL FLOOR AREA : 77.4 sq.m. (833 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 ©2021



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.