



# CROFTS ESTATE AGENTS

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



Montague Street

Cleethorpes  
DN35 7AP

Offers in the Region Of £79,950

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### Property Introduction

Located on the popular Montague Street in Cleethorpes, this mid terrace property is offered for sale with no forward chain, making it an excellent opportunity for a first-time buyer or investor alike. The accommodation is well laid out and begins on the ground floor with a welcoming lounge, providing a comfortable space to relax. This leads through to a separate dining room, ideal for family meals or entertaining guests. The kitchen is positioned to the rear and offers practical workspace and storage, with access to the rear of the property. Also located on the ground floor is the bathroom, fitted to meet everyday needs and adding convenience to the layout. To the first floor are three generous double bedrooms, all offering good proportions and flexibility for a growing family, home working, or rental use. The room sizes are a particular feature, rarely found in similar properties, and provide excellent potential for personalisation. Situated close to local amenities, schools, transport links and Cleethorpes seafront, the property enjoys a convenient and well-established residential location. With strong rental demand in the area and no onward chain, this home represents a solid and attractive purchase.

### Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

### Lounge

11' 1" x 9' 7" (3.37m x 2.92m)

The lounge has a bay window to the front elevation, a radiator and a carpeted floor. The dining room is then found off the lounge.

### Dining Room

13' 0" x 9' 10" (3.97m x 2.99m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor.

### Kitchen

12' 9" x 7' 10" (3.89m x 2.40m)

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

### Lobby

With a door to the side elevation and a tiled floor.

### Bathroom

8' 4" x 7' 7" (2.53m x 2.31m)

The bathroom has an opaque window to the rear elevation, a radiator and a tiled floor. There is also a white suite with a WC basin and a bath.



### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

10' 11" x 12' 10" (3.34m x 3.90m)

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

### Bedroom Two

13' 0" x 7' 7" (3.97m x 2.30m)

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

### Bedroom Three

12' 4" x 8' 0" (3.75m x 2.43m)

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

### Outside

With low maintenance gardens to the front and rear.

### 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](http://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](http://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.

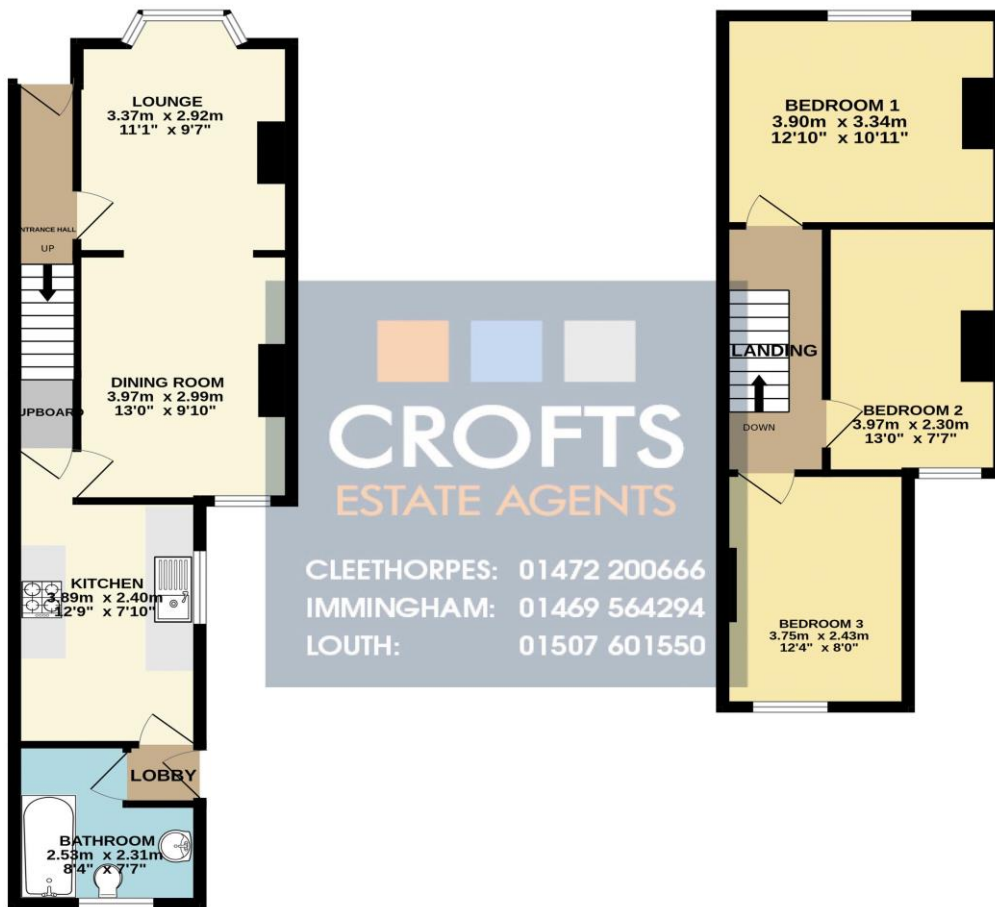
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
42.7 sq.m. (460 sq.ft.) approx.

1ST FLOOR  
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA : 78.3 sq.m. (843 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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.