



Suggitts Lane

Cleethorpes
DN35 7JJ

£125,000

NO CHAIN - FANTASTIC REAR GARDEN - OFF ROAD PARKING - Crofts estate agents are delighted to offer for sale this substantial mid terrace property which is located within the town of Cleethorpes. Ideal for someone wanting to create a lovely family home, this property does require a scheme of modernisation but is priced to reflect. Located within close proximity to many local amenities, schools and the bridge within walking distance brings the popular seafront to a short walk. Internal viewing will reveal the lounge, sitting room, dining room, kitchen and shower room all to the ground floor. With three double bedrooms and the bathroom to the first floor. Externally there is a driveway for off road parking and the rear garden has a small area and then a gate leads to a further garden which needs to be seen to be fully believed.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a radiator.

Lounge

12' 10" x 11' 4" (3.92m x 3.45m)

The lounge has a bay window to the front elevation and a radiator.

Sitting Room

12' 6" x 11' 8" (3.81m x 3.56m)

The sitting room has a window to the rear elevation and a radiator. There is also access to the under stairs cupboard.

Dining Room

12' 5" x 10' 2" (3.79m x 3.10m)

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

Kitchen

12' 7" x 8' 0" (3.84m x 2.44m)

The kitchen has dual aspect windows to the side and rear elevation, a radiator and a tiled floor. With a range of fitted units and a sink and drainer.

Shower Room

4' 11" x 7' 2" (1.49m x 2.19m)

The shower room has an opaque window to the side elevation, a radiator and a tiled floor. There is also a WC, basin and a shower cubicle with an electric shower.

First Floor Landing

The first floor landing has access to the loft.

Bedroom One

12' 11" x 14' 10" (3.94m x 4.53m)

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

Bedroom Two

9' 6" x 11' 9" (2.89m x 3.58m)

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

Bedroom Three

10' 5" x 10' 4" (3.18m x 3.14m)

Bedroom three has a window to the rear elevation and a radiator. There is also a fitted cupboard.

Bathroom

6' 11" x 7' 1" (2.11m x 2.16m)

The bathroom has an opaque window to the side elevation, a radiator and a suite with a WC basin and a bath.

Outside

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

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With a driveway to the front providing off road. The rear garden is made up of two halves with the first being a smaller area with a patio area and small lawn. A gate then provides access to the larger part which needs to be seen to be believed with a vast area with grass, trees and all enclosed by perimeter fencing. There is a right of access through the gate area for neighbouring property.

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

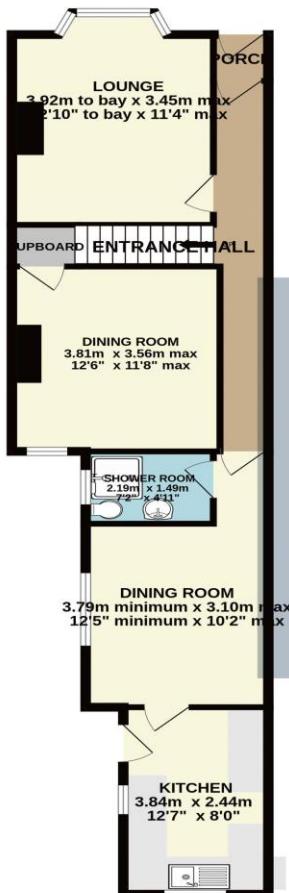
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
63.7 sq.m. (685 sq.ft.) approx.

1ST FLOOR
53.1 sq.m. (571 sq.ft.) approx.

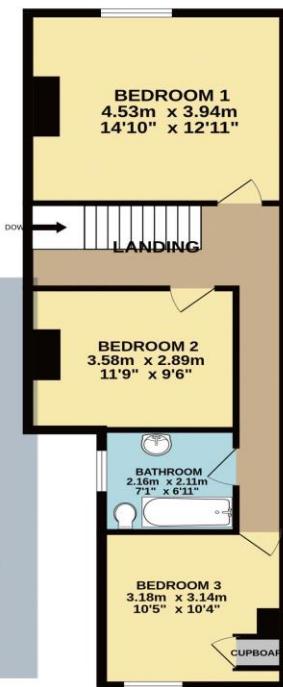


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CLEETHORPES: 01472 200666

IMMINGHAM: 01469 564294

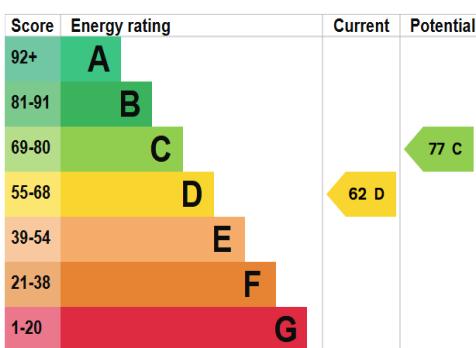
LOUTH: 01507 601550



TOTAL FLOOR AREA: 116.7 sq.m. (1256 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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