



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



Curzon Avenue

Cleethorpes
DN35 9HJ

Offers in the Region Of £160,000

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

*Flexible Semi-Detached Bungalow with Character! * This charming three-bedroom semi-detached dormer bungalow, spread over two floors, offers a unique blend of style and practicality. Extended to the rear with a lovely conservatory, this property is perfect for those seeking a relaxed lifestyle or a family home with plenty of potential. The well-maintained front and rear gardens, complete with a long concrete and block-paved edge driveway, offer ample parking for multiple cars. Located close to local amenities and on a frequent bus route to Grimsby and Cleethorpes, this property is ideal for those looking to downsize or a family seeking a spacious home. While it may benefit from some modernisation, particularly in the kitchen and bathroom, this property presents a fantastic opportunity for buyers to add their own touch and create a truly unique home. With no forward chain, it's an attractive option for those looking to move quickly. Whether you're approaching retirement or looking for a family home, this bungalow is definitely worth a viewing. Schedule a viewing today and make it yours! Would you like to know more about the local area or discuss renovation possibilities?

Entrance hall

6' 7" x 8' 5" (2.00m x 2.56m)

Good sized entrance hall entered through a uPVC frosted door. The area has stairs to the first floor, cream decor to coving, green carpet, radiator and pendant light.

Lounge

15' 6" x 10' 6" (4.73m x 3.21m)

Spacious lounge with walk in uPVC bay window to the front, cream decor to coving, green carpet, pendant light with ceiling rose, feature wood fireplace with gas fire and marble inset and hearth.

Kitchen breakfast room

10' 0" x 9' 0" (3.04m x 2.74m)

A cream kitchen is fitted on two sides with grey work tops and grey one and a half sink drainer over, the room has fully tiled walls and floor, uPVC window to the side with blind, radiator, coving and ceiling light. There is space for washing machine, tall fridge freezer and cooker plus space for small breakfast table and chairs.

Conservatory

9' 5" x 7' 9" (2.86m x 2.35m)

An extended conservatory has brick base, uPVC windows and French doors to the side, tiled floor and fan light.

Bedroom One

13' 7" x 10' 6" (4.13m x 3.20m)

Main bedroom to the rear on the ground floor has green carpet, cream decor to coving, pendant light, radiator and uPVC window to the rear.

Bedroom Three

8' 0" x 9' 0" (2.44m x 2.74m)

A smaller bedroom to the front of the property could be used for a study or hobby room as well as for sleeping. The room has cream decor to coving, green carpet, radiator, pendant light and uPVC window to the front.

Family Bathroom

6' 7" x 5' 6" (2.01m x 1.67m)

The family bathroom has three piece white suite with shower over the bath, fully tiled wall and floor, uPVC frosted window to the side, radiator, ceiling light and coving.

Stairs and landing

A staircase leads to a short landing to the first floor.

Bedroom Two

13' 6" x 7' 11" (4.12m x 2.42m)

A large second bedroom has uPVC window to the front, purple decor, airing cupboard, eaves access, pendant light and radiator.

Front garden

The front garden has low wall to front and side with iron gates leading to concrete and block paved driveway to the rear where there is potential to put a garage. The driveway widens to the front to provide more parking with some gravel garden with mature plants near to the front wall.

Rear garden

The rear garden has the concrete and block paved driveway running into with potential space for a garage to be placed or built. There is a hardstanding to the back left for a timber shed with a lawn garden area with well stocked soil borders and timber fence to all sides. A small patio area is to the rear of the house.

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.

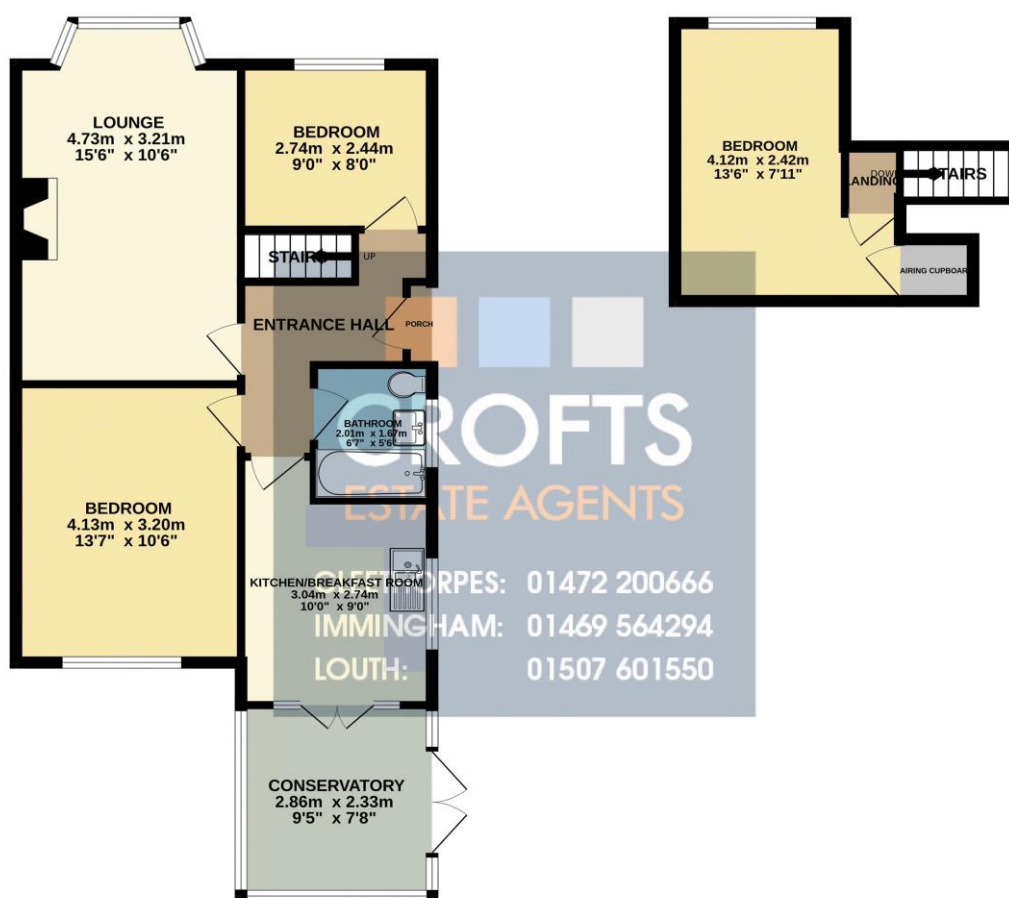
Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.



GROUND FLOOR
62.7 sq.m. (675 sq.ft.) approx.

1ST FLOOR
14.0 sq.m. (151 sq.ft.) approx.



TOTAL FLOOR AREA: 76.7 sq.m. (826 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 ©2005

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.