



# CROFTS ESTATE AGENTS

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



Edward Street

Cleethorpes  
DN35 8PS

Offers in the Region Of £96,000

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LOUTH: 3 Market Place, Louth, LN11 9NR

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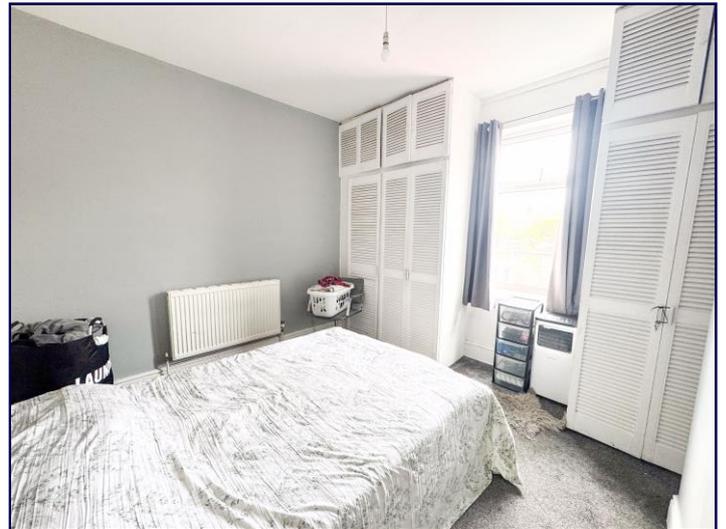
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### Property Introduction

This three-storey mid-terrace property is being sold with vacant possession. Situated in a convenient location, the ground floor features a welcoming lounge, separate dining room, fitted kitchen and bathroom. To the first floor are two well-proportioned double bedrooms, while the second floor offers an additional spacious double bedroom, providing versatile accommodation across three levels. Externally, there is a small courtyard garden to the rear, creating a low-maintenance outdoor space. This property represents an excellent opportunity for landlords seeking to expand their portfolio with a home already generating income. With good access to local amenities, schools and transport links.

### Dining Room

11' 3" x 11' 0" (3.42m x 3.36m)

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

### Lounge

12' 2" x 11' 0" (3.70m x 3.36m)

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

### Kitchen

12' 4" x 5' 9" (3.75m x 1.76m)

The kitchen has a window to the side elevation, vinyl flooring and a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven with a gas hob.

### Lobby

Off the kitchen with a door to the side elevation and vinyl flooring.

### Bathroom

6' 2" x 6' 5" (1.87m x 1.95m)

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

### First Floor Landing

The first floor landing has a carpeted floor.

### Bedroom One

12' 6" x 11' 0" (3.81m max x 3.35m)

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

### Bedroom Two

11' 1" x 11' 1" (3.37m x 3.37m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There are also two fitted wardrobes and a built in cupboard.

### Stairs

Carpeted stairs lead to the second floor.

### Bedroom Three

14' 1" x 11' 1" (4.28m x 3.37m)

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

### Rear Garden

With a small courtyard garden.

### 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

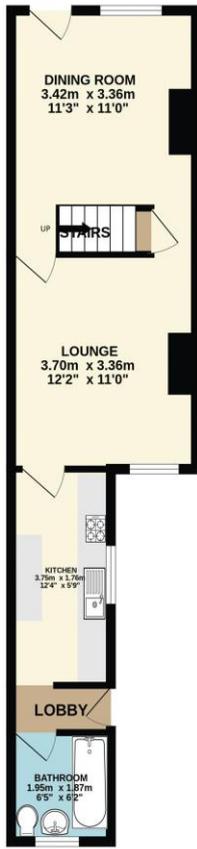
We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed



GROUND FLOOR  
37.4 sq.m. (403 sq.ft.) approx.



1ST FLOOR  
26.2 sq.m. (281 sq.ft.) approx.



2ND FLOOR  
14.4 sq.m. (155 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

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TOTAL FLOOR AREA: 78.0 sq.m. (839 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		81 B
69-80	C		
55-68	D	55 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.