



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



Oole Road

Cleethorpes
DN35 8LR

£137,500

VIEWINGS AVAILABLE FROM MONDAY 9TH SEPTEMBER - NO FORWARD CHAIN - Set in the very heart of Cleethorpes close to the fashionable Seaview Street and only a short stroll from the promenade and beach is this modern three bedroom mid terrace house. Cafe culture and trendy fashion boutiques are just a moment away when you buy into this property and its excellent craftsmanship. No stone has been left unturned when the owner refurbished it throughout with a new kitchen, bathroom, plastering, heating and electrics to name but a few with the rear garden also being smartened to compliment the interior. The property briefly comprises of an open plan lounge dining area, modern high gloss grey kitchen, ground floor bathroom with shower over bath, three bedrooms and first floor cloakroom. A winning property with just furniture and a suitcase required, view now to fully appreciate what's on offer.

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



Lounge

11' 7" x 12' 7" (3.52m x 3.83m)

The lounge area is open plan to the dining room and is entered from the front via an externally black composite front door with diamond frosted glass panel. The room has uPVC bay window, white painted walls, an open hearth with oak beam mantle, radiator, quality laminate flooring and pendant light.

Dining area

12' 0" x 9' 5" (3.65m x 2.88m)

A super dining space or an extension of the lounge area offers a flexible space and has a continuation of the white decor and laminate flooring. This part of the room has another radiator, uPVC window to the rear, pendant light and under stairs storage cupboard plus stairs leading to first floor.

Kitchen

13' 1" x 7' 11" (3.99m x 2.41m)

A modern run of grey high gloss base units run on both sides of the room with light grey speckled work tops over and grey brick stile gloss tiling. There is an integral electric hob, electric oven and grill with contemporary extractor fan over, space for washing machine and fridge freezer, sink drainer, uPVC window and door to side, white decor, upgraded metallic switches and sockets, four way light fitting, radiator and grey patterned vinyl flooring.

Bathroom

8' 10" x 7' 1" (2.70m x 2.16m)

The bathroom is a very nice size and has a white three piece suite fitted with shower over bath having grey splash back tiling. The bathroom is painted white with uPVC frosted window to the side, radiator, ceiling light, extractor and grey vinyl flooring.

Stairs and landing

The stairs and landing follow the well presented theme throughout with white decor, grey carpet, loft access and pendant light.

Bedroom One

11' 1" x 12' 6" (3.37m x 3.81m)

Bedroom one is to the front and has an original cast iron fireplace to one side, white decor, uPVC window, carpet, radiator and pendant light.

Bedroom Two

12' 0" x 7' 6" (3.67m x 2.28m)

The second bedroom has a carpet, white decor, pendant, radiator and uPVC window to the rear.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

www.facebook.com/croftsestateagents



Bedroom Three

7' 7" x 7' 11" (2.32m x 2.42m)

The back bedroom has white decor, carpet, uPVC window to the rear, loft access, pendant light and the central heating combination boiler is in this room.

Cloakroom

4' 11" x 5' 1" (1.49m x 1.55m)

A super convenience the upstairs cloakroom has WC, basin, white decor, grey vinyl flooring and frosted uPVC window to the side. There is also a space to add a shower cubicle in the future.

Rear garden

With secure wall and timber boundaries and timber gate to rear alley, the rear garden is laid with raised decking with retained blue slate borders with concrete path to rear gate.

Front garden

The front garden is laid to blue slate with crazy paved path to front door and covered porch. The front has wall boundaries.

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

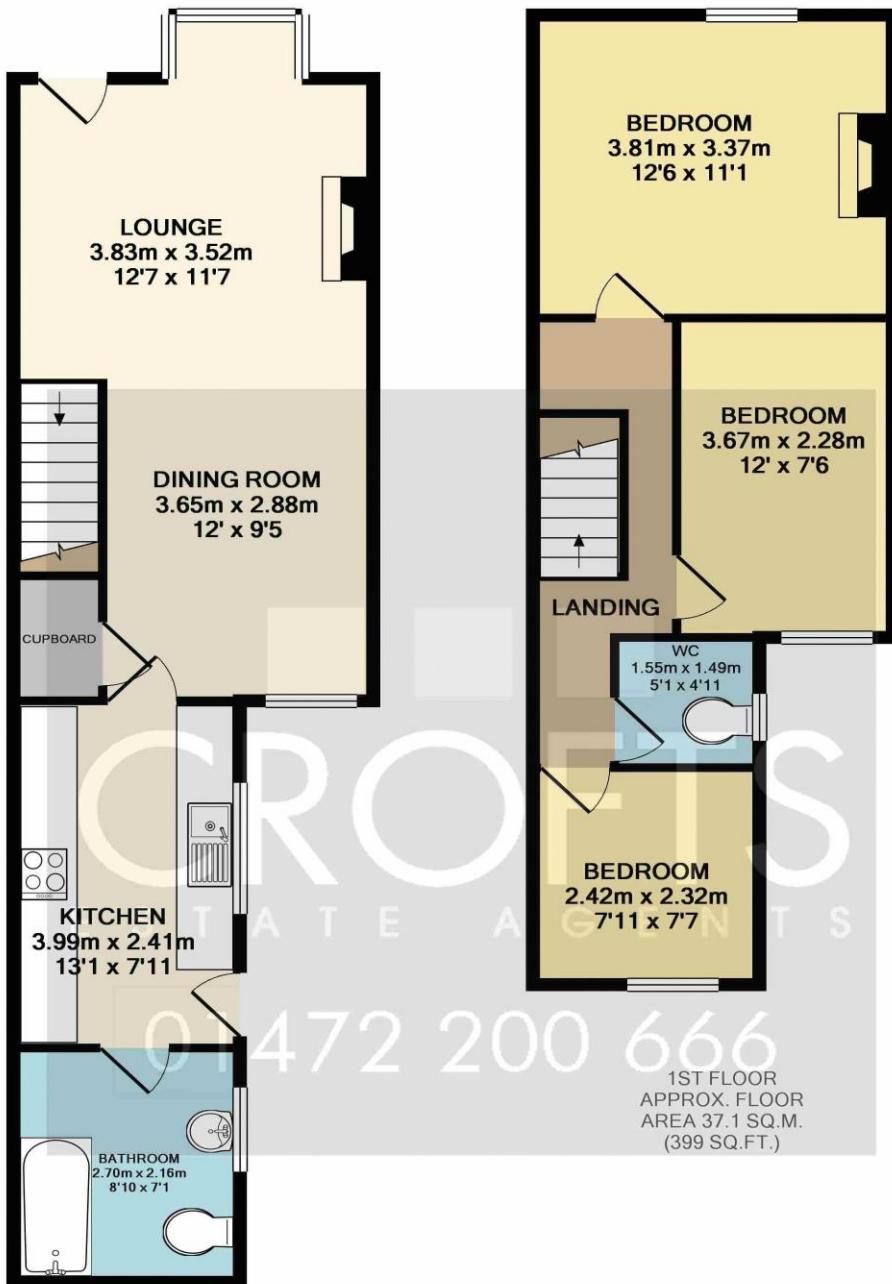
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





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 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 enquiries, 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.