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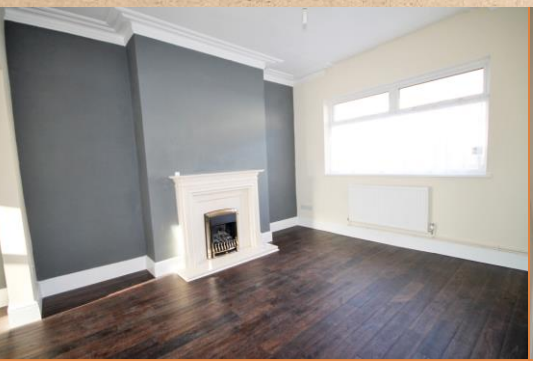
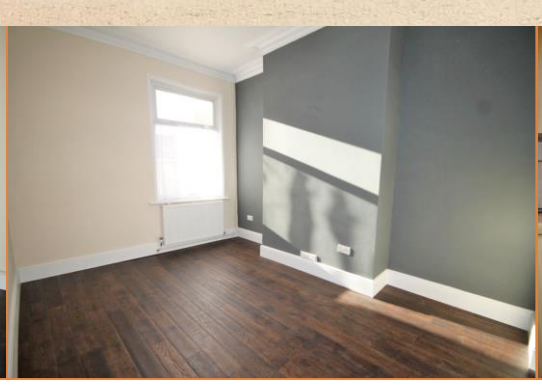
SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER





Brereton Avenue

Cleethorpes
DN35 7RW

Offers in the Region Of £89,950

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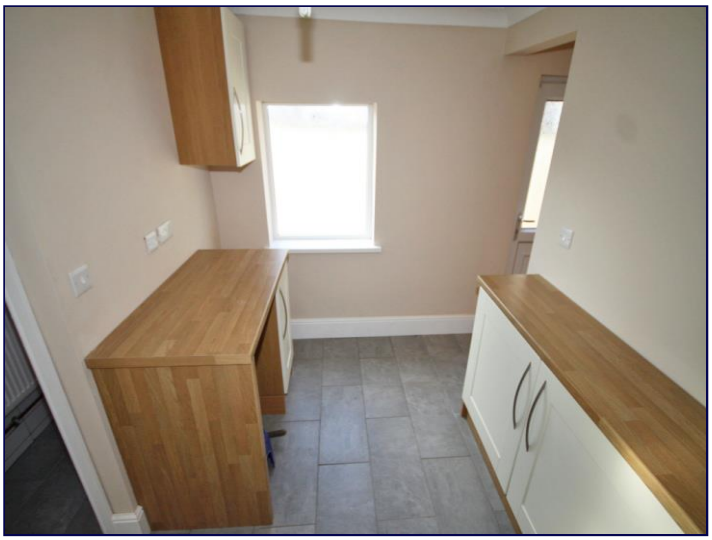

Property Introduction
Early viewing is essential on this ideal investment property. With long term tenant in situ and currently paying £550pcm this is an ideal purchase for the keen landlord to add to their portfolio. Established residential position, within reasonably easy reach of local shopping facilities and amenities. It boasts uPVC double glazing, burglar alarm system and a gas central heating system with the accommodation comprising entrance porch, hallway, lounge opening to the dining room, fitted kitchen, utility and ground floor w.c. To the first floor there is the landing, three bedrooms and a bathroom. Front and rear gardens. Note: the photographs were taken prior to the tenant moving in

Porch
2' 11" x 2' 10" (0.91m x 0.88m)
uPVC entry door to the front elevation. Inner door to hallway.

Entrance hall
22' 10" x 5' 0" (6.98m x 1.54m)
Entered through glass and wood door and having cream neutral walls the hall is light and airy. Flooring is dark solid wood with the entrance also having radiator, coving and alarm panel.

Lounge
12' 9" x 11' 7" (3.91m x 3.54m)
Open plan to the dining area and with a solid dark wood floor running seamlessly through from the hall and dining areas this room is beautifully presented and centred around a marble fireplace, hearth and inset gas fire. There is a uPVC window to the front, radiator, pendant light, ceiling rose and original coving.

Dining Room
12' 11" x 9' 5" (3.95m x 2.89m)
Similar to the lounge with uPVC window to the rear garden the dining room has neutral décor radiator, original coving and pendant light.

Kitchen
17' 3" x 8' 10" (5.26m x 2.70m)
The attractive kitchen offers a large range of cream wall and base units. There is an integral gas hob and electric oven with chimney style extractor, integrated dishwasher, space for either low level fridge or large fridge freezer. A one and a half sink drainer faces the large uPVC window with the floors laid with a neutral grey tile with cream tiled splash backs. uPVC entry door leads to rear garden. uPVC double glazed window to the side.

Utility room
10' 3" x 8' 10" (3.15m x 2.70m)
A very useful space with arch to kitchen and frosted uPVC window to the side. Grey ceramic tiles furnish the floor with more cream wall and base units for storage. Plumbing is under worktop here for washing machine, radiator, pendant light and coving.

Cloakroom
4' 7" x 2' 8" (1.42m x 0.82m)
A very useful addition to the property is the cloakroom with access of the utility. The room is half tiled with neutral décor above, WC, vanity sink, ceiling light, frosted uPVC window to the side and radiator.

Stairs and Landing

The stairs and landing have neutral cream décor, two loft accesses, second alarm panel, radiator and coving.

Bedroom One
15' 1" x 12' 10" (4.60m x 3.92m)
The largest bedroom is at the front of the property and is smartly presented with two uPVC windows. Coving and central heating radiator.

Bedroom Two
12' 11" x 9' 5" (3.94m x 2.88m)
Neutrally decorated with uPVC window to the rear, coving and pendant light.

Bedroom Three
9' 1" x 8' 11" (2.79m x 2.72m)
Cream décor, radiator, carpet, coving, pendant light and uPVC window to the rear.

Bathroom
7' 2" x 5' 6" (2.20m x 1.70m)
Fully tiled around the bath and shower area this room is stylishly finished with tiled flooring, three piece white suite with vanity sink, chrome towel radiator, extractor, ceiling light and uPVC frosted window to the side.

Front garden

Borders the pavement with wall and iron gate with block paving and barked garden area.

Rear Garden

The rear garden has tall fences to all sides, garden shed block paved and concrete path to rear garden gate and with the main garden laid to grass.

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 websitewww.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.

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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.

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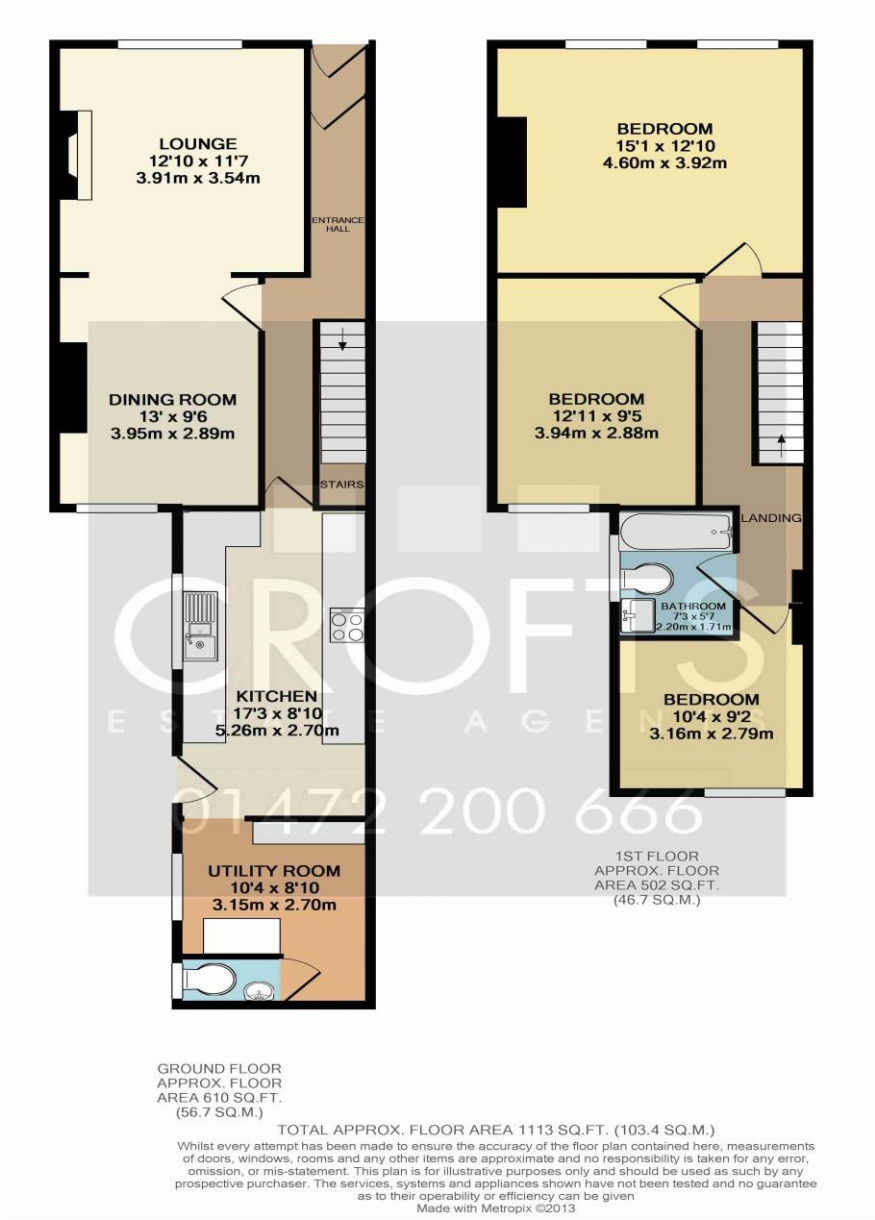

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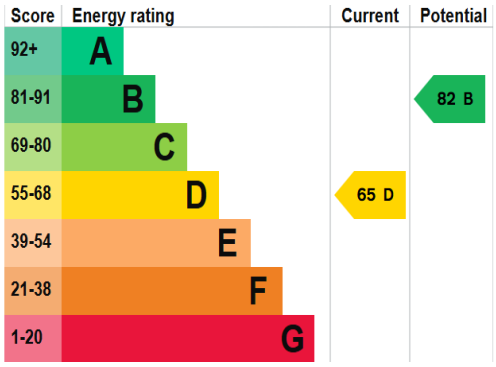

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