



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**Bark Street**

**Cleethorpes  
DN35 8RD**

**Offers in the Region Of  
£127,000**

Crofts estate agents are delighted to offer for sale with spacious and modern mid terrace property located only a short walk from Cleethorpes seafront. Ideal for a first time buyer or young family, this property comes with viewing highly advised. Also benefitting from many local amenities and also schools. Internal viewing will reveal the lounge, dining room, kitchen, shower room and two double bedrooms. With a low maintenance rear garden and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Lounge

10' 11" x 11' 2" (3.33m x 3.40m)

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

### Inner Hall

With a carpeted floor and access to the stairs.

### Dining Room

10' 11" x 11' 2" (3.32m x 3.41m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

### Kitchen

13' 6" x 6' 9" (4.12m x 2.07m)

The kitchen has a window and door to the side elevation, fully tiled walls, a radiator and vinyl flooring. There is also a modern fitted kitchen with a sink and drainer, plumbing for washing machine and an electric oven and hob with an extractor over.

### Shower Room

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

The shower room has an opaque window to the side elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a WC, vanity basin and shower cubicle with a mains shower.

### Stairs

Carpeted stairs lead to the first floor.

### Bedroom One

11' 2" x 10' 10" (3.41m x 3.31m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom Two

11' 2" x 10' 11" (3.40m x 3.33m)

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

### Rear Garden

Enclosed by perimeter walls/fencing is this tidy courtyard style garden, ideal for relaxing in the sun. There is also a gate to a rear passage.

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](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 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

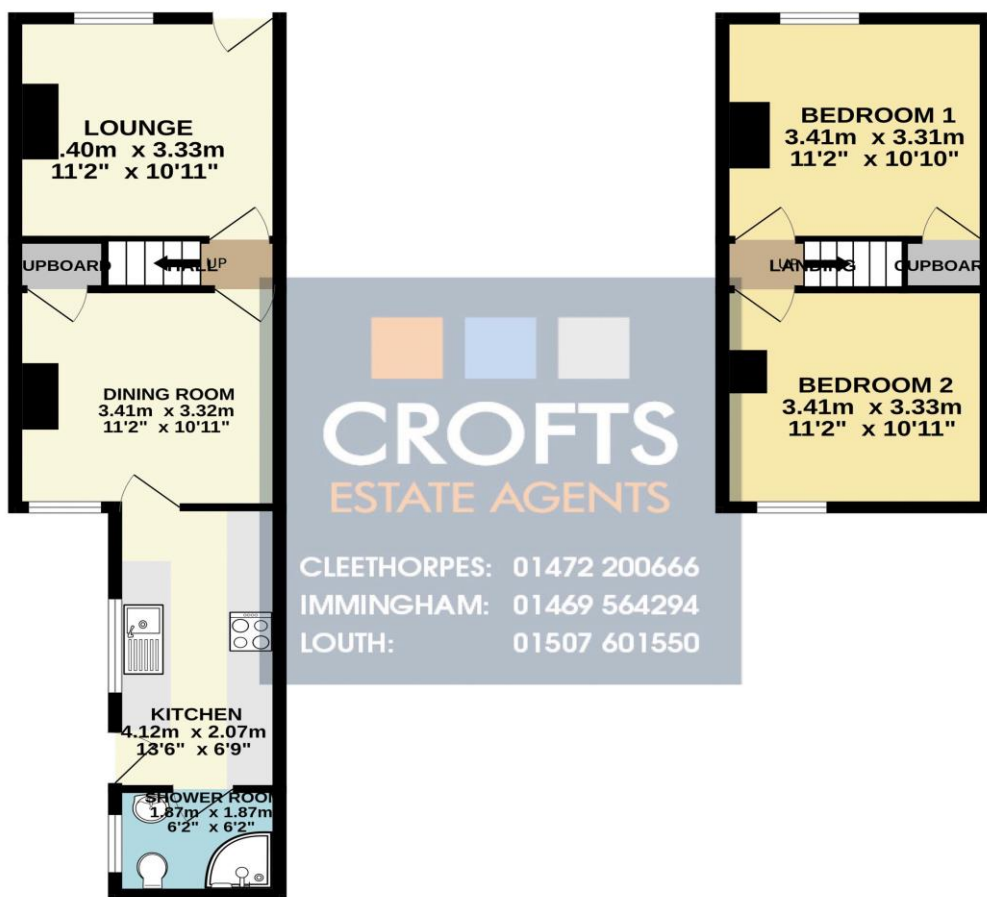
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Tenure



GROUND FLOOR  
35.9 sq.m. (387 sq.ft.) approx.

1ST FLOOR  
23.9 sq.m. (257 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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.