



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Fairview Avenue

Cleethorpes
DN35 8DJ

Offers in the Region Of £105,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

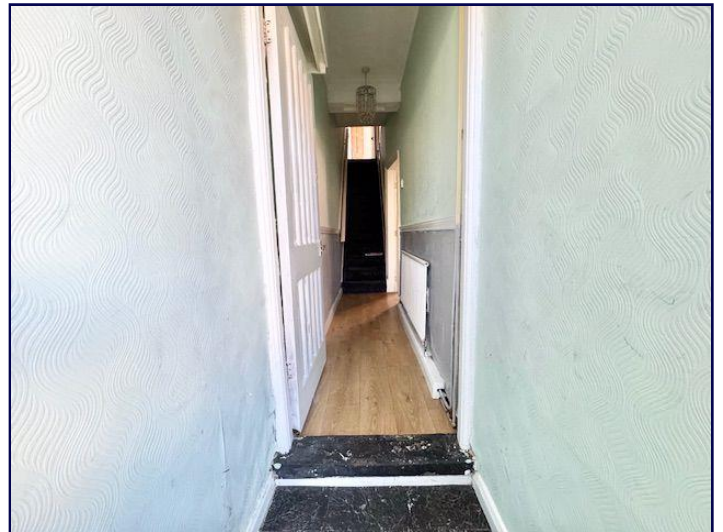
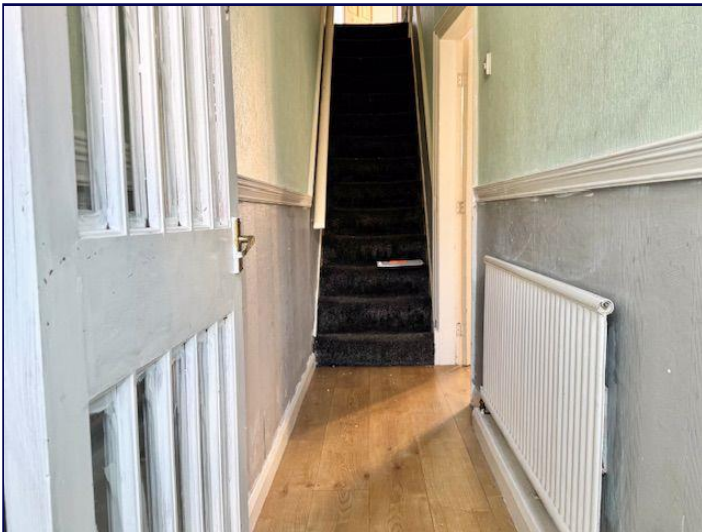
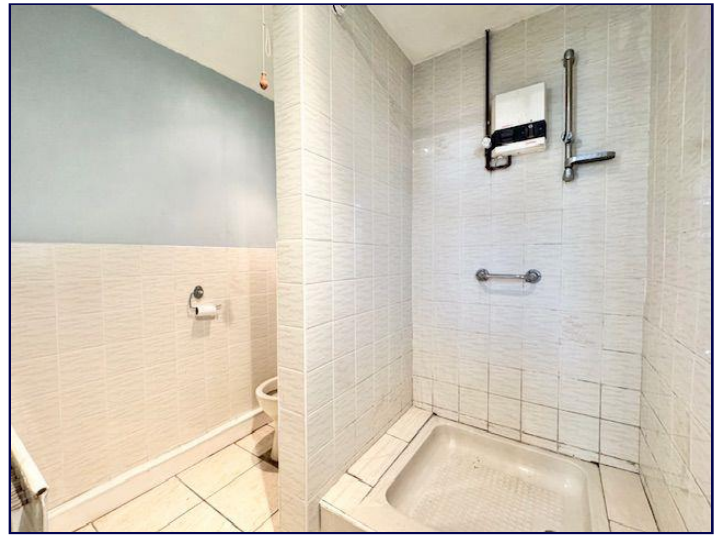
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Property Introduction

A CHARMING THREE-BEDROOM HOME AWAITING YOUR TOUCH! We are delighted to present this well-proportioned three-bedroom end-of-terrace house, offering a fantastic opportunity for first-time buyers or investors looking to add to their portfolio. With ***NO FORWARD CHAIN*** and ***vacant possession***, this property is ready for a new owner to put their stamp on it. Located close to Cleethorpes centre, with its many amenities, and on a busy bus route to Grimsby, this property boasts a convenient location. While the interior decor could benefit from some TLC, the property's potential shines through. The accommodation includes an entrance porch and hallway, a spacious lounge and dining room connected via an open arch, a kitchen, and a ground floor shower room. The first floor features two double bedrooms, a smaller single room, and a bathroom. Outside, the low-maintenance front garden and small rear garden with adjoined timber and brick outbuildings offer potential for outdoor living and development. With rents potentially reaching around £750 PCM in good condition, this property presents a great opportunity for investors. Don't miss out – contact us today to arrange a viewing and make this house your home!

Entrance porch

5' 11" x 4' 6" (1.80m x 1.38m)

With uPVC frosted door and window to the front, cream decor and black tile effect vinyl flooring.

Entrance hall

10' 11" x 2' 8" (3.34m x 0.82m)

Internal door from porch to cream and grey decorated hall with coving and dado rail, wood laminate floor and pendant light.

Lounge

11' 3" x 10' 1" (3.43m x 3.07m)

Open plan to the dining room the lounge has uPVC bay window, pale blue decor to original coving, wood laminate floor, ceiling light, radiator and contemporary modern electric fireplace.

Dining room

13' 3" x 10' 8" (4.05m x 3.24m)

The second reception room has similar pale blue decor with coving as the lounge which it is open plan to with wood laminate flooring, uPVC window to the rear, understairs storage, pendant light and radiator.

Kitchen

12' 8" x 8' 3" (3.87m x 2.51m)

A good sized kitchen has wood wall and base units to three sides of the room with charcoal work tops and sink drainer over. There is a gas hob with extractor over, oven grill, space for tall fridge freezer and washing machine, beige ceramic polished floor, grey metro tile splash backs, uPVC window with blind and frosted door to the side, neutral decor to coving and strip light.

Shower room

6' 7" x 8' 7" (2.00m x 2.62m)

An additional shower room to the ground floor has walk in shower, WC and sink with cream splash back tiling to the floor and walls, two uPVC frosted windows, blue decor, five down lights and radiator.

Stairs and landing

The stairs and landing have grey carpet, grey and green decor with coving and dado rail, pendant light and loft access.

Bedroom One

11' 5" x 13' 7" (3.47m x 4.13m)

With pale blue decor with dado rail, beige carpet, pendant light, uPVC window and radiator.

Bedroom Two

13' 3" x 7' 11" (4.05m x 2.42m)

The second bedroom has cream decor, beige carpet, fitted wardrobes, uPVC window and blinds, ceiling and radiator.

Bedroom Three

6' 2" x 8' 3" (1.89m x 2.51m)

With blue and grey decor, beige carpet, uPVC window with blind, ceiling light and radiator.

Family Bathroom

6' 1" x 5' 7" (1.85m x 1.69m)

The first floor bathroom has three piece suite with white tiled splash backs, frosted uPVC window, blue decor, shower over the bath, wood effect vinyl, ceiling light and extractor.

Rear Garden

A small enclosed private garden has a tall wall and fence boundary with gate to rear alleyway. A connected brick outbuilding that's open to a timber outbuilding attaches to the back of the house with bags of potential leading on to a concrete path and garden area that requires a bit of a tidy up.

Front garden

A low maintenance front has concrete yard with wall boundaries and timber gate.

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

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

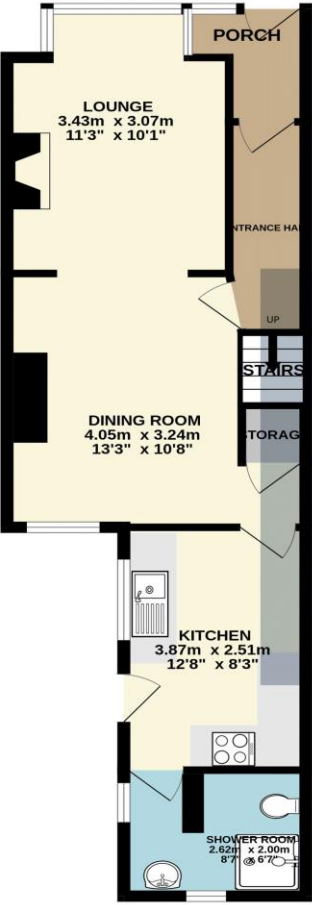
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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.

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



GROUND FLOOR
46.8 sq.m. (503 sq.ft.) approx.



1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



CROFTS

ESTATE AGENTS

WIDEBOROUGH: 01472 200666
LEAMINGTON: 01469 564294
BIRMINGHAM: 01507 601550

TOTAL FLOOR AREA : 86.5 sq.m. (931 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		
69-80	C	71 C	80 C
55-68	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.