



# CROFTS ESTATE AGENTS

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



Douglas Road

Cleethorpes  
DN35 7JQ

Offers in the Region Of £104,950

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### Property Introduction

Presented with NO FORWARD CHAIN Crofts estate agents are pleased to offer for sale this delightful mid terrace property which is located within close proximity to Cleethorpes seafront. Ideally suited to the needs of a first time buyer or investor client, the property is situated close to local amenities and also regular bus links. Internal viewing will reveal a lounge, dining room, kitchen and bathroom to the ground floor. To the first floor there are two double bedrooms. Externally there are low maintenance gardens to front and rear elevations. uPVC double glazing and gas central heating. The property had a full electrical re-wire in 2023.

### Entrance Porch

Entering through a door into the entrance porch there is a window to the front and side elevations and an inner door through to the lounge.

### Lounge

12' 5" x 12' 11" (3.78m into bay x 3.94m)

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

### Dining or sitting room

14' 11" x 12' 4" (4.54m x 3.77m)

The dining or sitting room has a window to the rear elevation and a borrowed light window into the kitchen. There is also a radiator and a carpeted floor.

### Kitchen

10' 0" x 7' 9" (3.05m x 2.37m)

The kitchen has a window and door to the side elevation, partially tiled walls and vinyl flooring. There is a range of fitted units to base and eye level with an electric oven with a gas hob and also a stainless steel sink and drainer with a mixer tap and plumbing for a washing machine.

### Bathroom

5' 3" x 7' 6" (1.59m maximum x 2.28m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a radiator and vinyl flooring. There is also a white three piece suite with an electric shower over the bath.

### Stairs

Wooden stairs lead up to the first floor.

### Bedroom One

11' 11" x 12' 4" (3.64m x 3.77m maximum)

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

### Bedroom Two

10' 6" x 12' 4" (3.19m x 3.77m)

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

### Outside

To the front there is a low maintenance garden. To the rear again there is a low maintenance area which was transformed in summer 2025 to reveal an area with artificial grass and a paved path to the rear door making this a pet friendly area and also ideal for alfresco dining. There is also access to the passage via a 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

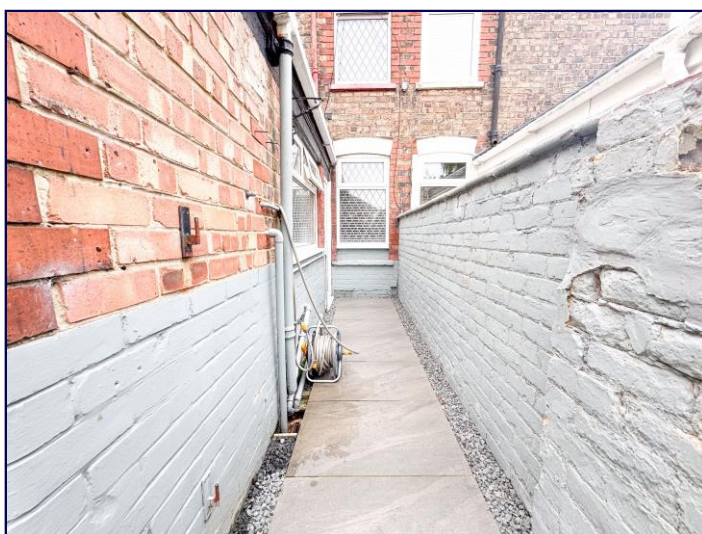
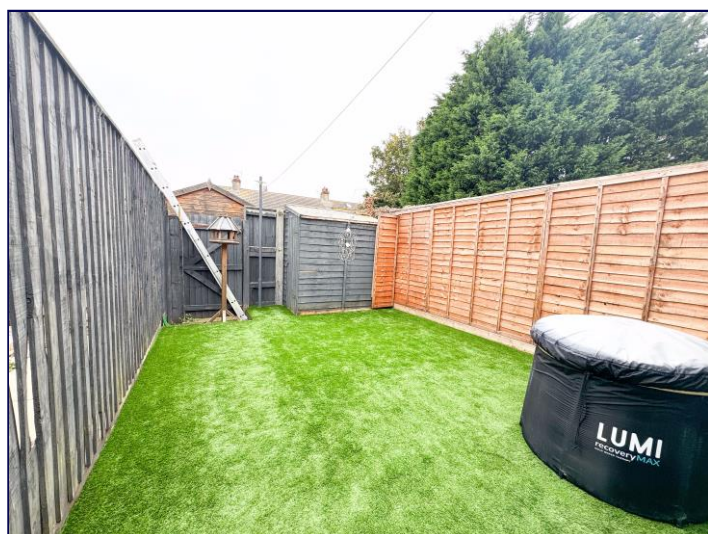
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

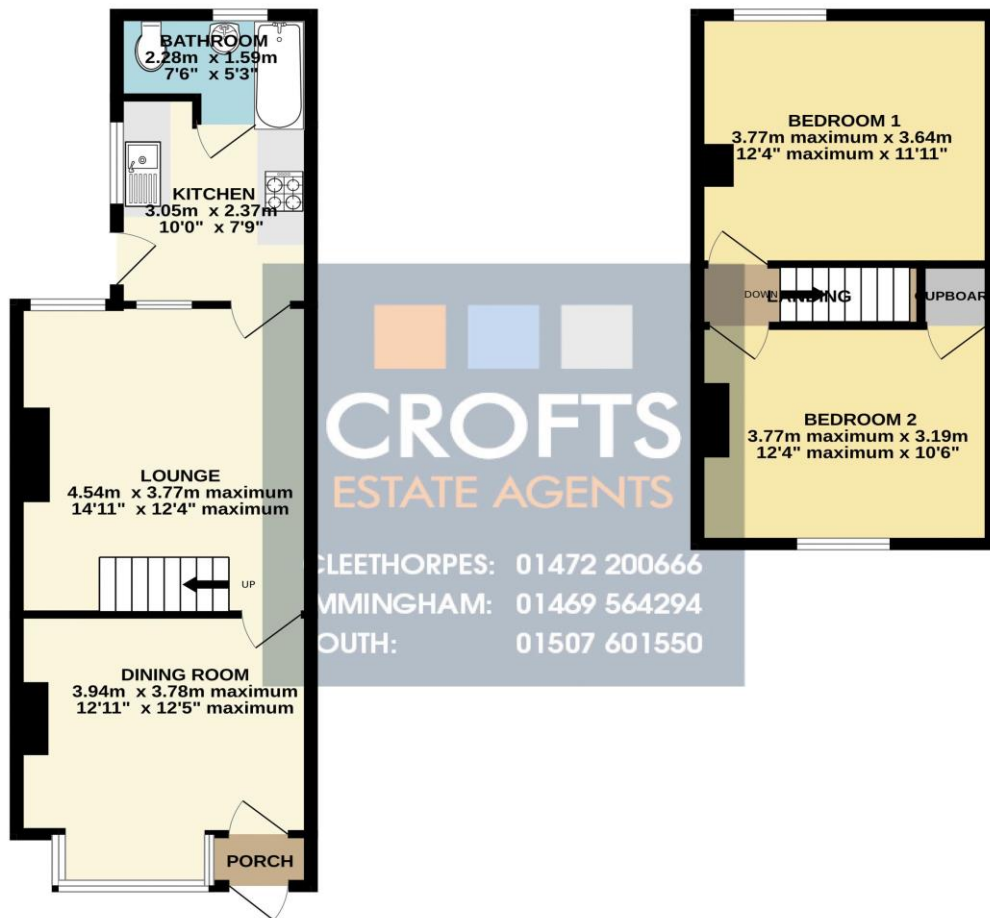
### Free Valuations

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

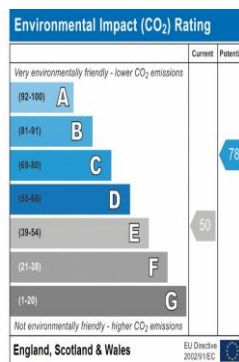
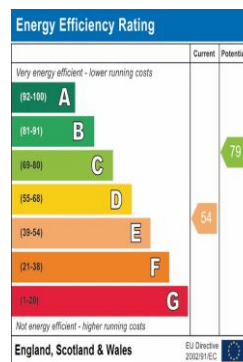


GROUND FLOOR

1ST FLOOR



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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