



# CROFTS ESTATE AGENTS

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



**42 Albert Road  
Cleethorpes  
DN35 8LX**

**Offers in the Region Of  
£225,000**

Sitting right in the very heart of the bustling ever improving seaside town of Cleethorpes is this superb and stunningly presented four bedroom mid townhouse. Set over three floors this property has been superbly improved by its current owners with beautiful new kitchen breakfast room, new tiling, flooring and decor throughout, not to mention the superbly upgraded and presented front and rear terraces. The property briefly comprises entrance hall, lounge, open plan kitchen diner living room, cloakroom, four double bedrooms over two floors and family bathroom. With everything on the doorstep, this property couldn't be better placed for someone to enjoy the benefits of this thriving seaside town. Excellent as a home, possibilities to be a holiday home or even an air bnb we feel this property will be in high demand so book your viewings as soon as you can!

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#### Entrance porch

The entrance porch has been recently improved by the owners with the laying of original style tiling to the floor and walls with grey decor over.

#### Entrance hall

11' 4" x 2' 10" (3.46m x 0.86m)

The entrance hall is entered via a black composite frosted front door and has stylish decor to coving, tiled floor, radiator and pendant light.

#### Lounge

11' 9" x 10' 8" (3.58m x 3.26m)

A stunning lounge has feature exposed brick fireplace, deep original uPVC bay window with new timber internal shutters, original coving and ceiling rose, radiator and grey decor. Glazed double doors lead to the living dining room.

#### Living dining room

10' 10" x 14' 2" (3.29m x 4.32m)

Open plan to the kitchen area the living dining room is another stunning space with matching exposed brick fireplace to the lounge on show, uPVC window to the rear, new tiled floor, grey decor, tall contemporary grey rad, under stairs storage cupboard and pendant light.

#### Kitchen

14' 5" x 8' 6" (4.39m x 2.60m)

A beautiful £20k kitchen has recently been installed by the current owners looks stunning. There is a generous range of grey wall, tall and base units to three sides of the room with solid granite work tops and splash back returns over. There is a Belfast sink, space for American style fridge freezer, slimline dishwasher and washing machine, there are two uPVC windows with blinds, uPVC glazed door to the rear, grey tiled floor and grey decor, five down lights and low level lood lighting to the kitchen units.

#### Cloakroom

4' 11" x 2' 11" (1.51m x 0.89m)

A smart ground floor cloakroom is more than handy and its smartly presented with grey metro tiled floor, white WC, uPVC frosted window to the side, tiled flooring and down light.

#### Stairs and landing

The stairs and landing have grey decor to coving and carpet with low level lighting to the internal landing area and pendant light.

#### Bedroom One

12' 11" x 8' 7" (3.94m x 2.62m)

The largest bedroom on the first floor has uPVC window to the rear with wood shutters, aqua marine decor with feature wall to coving, newly fitted built in wardrobes with sliding doors, pendant light and radiator.

### Bedroom Two

10' 10" x 11' 0" (3.31m x 3.36m)

Currently used as a sitting room and office this is the second bedroom on the 1st floor and has two uPVC windows to the front both with wood shutters, there is blue and white decor, grey carpet, ceiling light, radiator and coving.

### Bathroom

8' 6" x 13' 0" (2.60m x 3.97m)

A stunning bathroom to the rear of the house has gorgeous three piece bathroom suite with sunken bath, double vanity sink and WC with separate shower cubicle all with new splash back tiling. The bathroom has uPVC frosted window to the rear, tile effect vinyl flooring, green decor and ceiling light.

### Bedroom Three

9' 6" x 12' 9" (2.89m x 3.88m)

A large double to the top floor has uPVC window to the front with new wooden shutter, tile effect vinyl flooring, aqua marine and white decor, radiator with cover, radiator and three ceiling lights.

### Bedroom Four

8' 10" x 11' 1" (2.68m x 3.39m)

The fourth bedroom is also a double and has wood laminate flooring, grey white and dark blue decor, eaves storage, Velux window, radiator and ceiling light.

### Front garden

The front garden has been recently completed with the owners laying original style tiling across the frontage and to the front door with low wall and iron railings plus iron gate to the pavement.

### Rear Garden

The small rear garden has been maximised to create a gorgeous outdoor space to enjoy. The area has been laid to a tile base with six foot plus fencing to the sides and timber gate to the back. The walls have been tiled to create a very stylish place to enjoy with wall mounted plant holders and outside light and tap.

### 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.

### Viewing

By appointment only, telephone 01472 200666

### Council Tax Information

Band B: 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 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

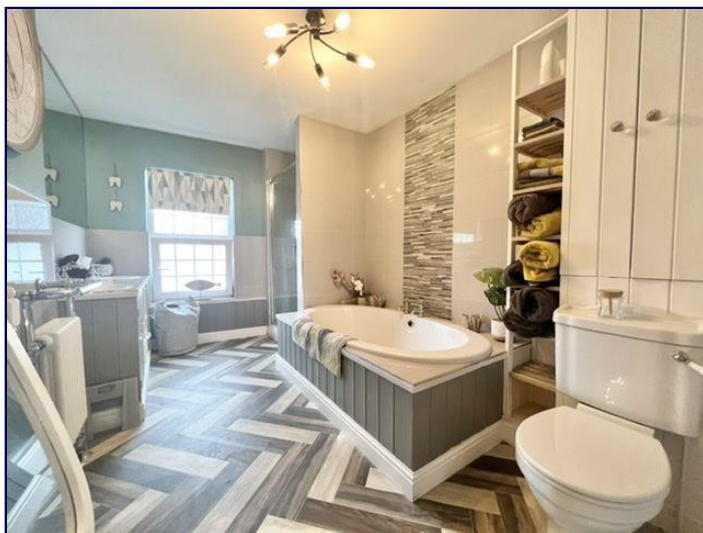
### Property Management

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

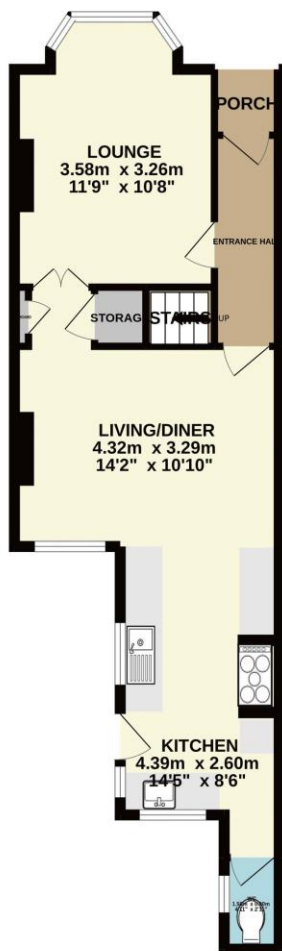
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

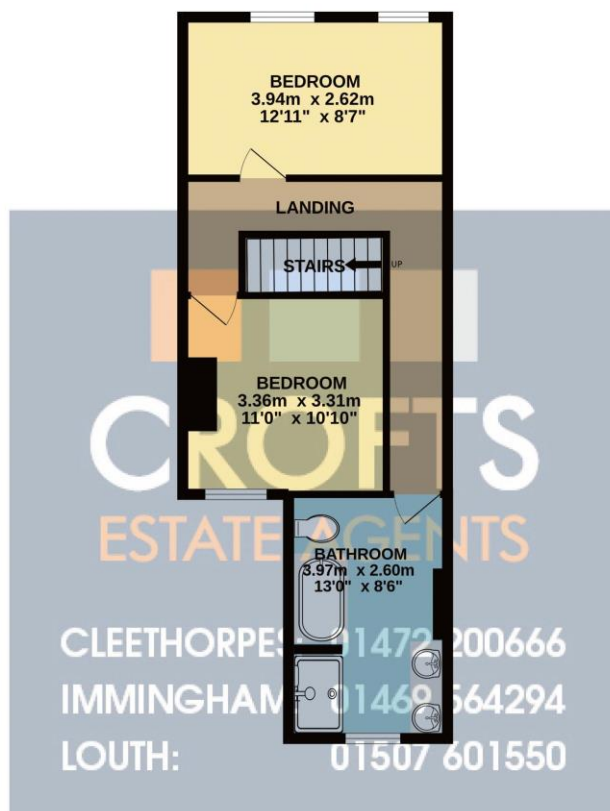




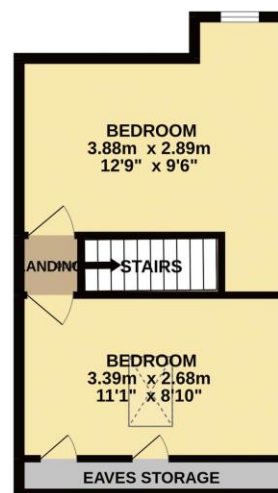
GROUND FLOOR  
48.1 sq.m. (518 sq.ft.) approx.



1ST FLOOR  
43.4 sq.m. (467 sq.ft.) approx.



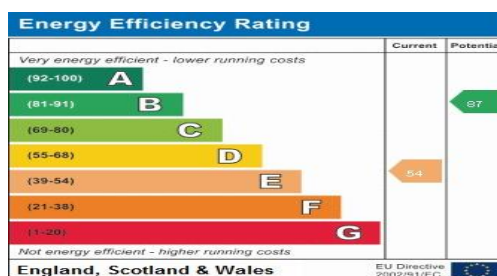
2ND FLOOR  
31.9 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA: 123.4 sq.m. (1328 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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