



Bramhall Street

Cleethorpes  
DN35 7QU

Offers in the Region Of  
£95,000

Early viewing is essential on this most beautifully presented three bedroom mid terraced property which creates an ideal first time property purchase. Within easy access to the areas many amenities this lovely home benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, lounge, dining room, attractive kitchen, lobby and modern ground floor bathroom. To the first floor you find the landing and three good sized bedrooms. Front and well kept rear garden.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

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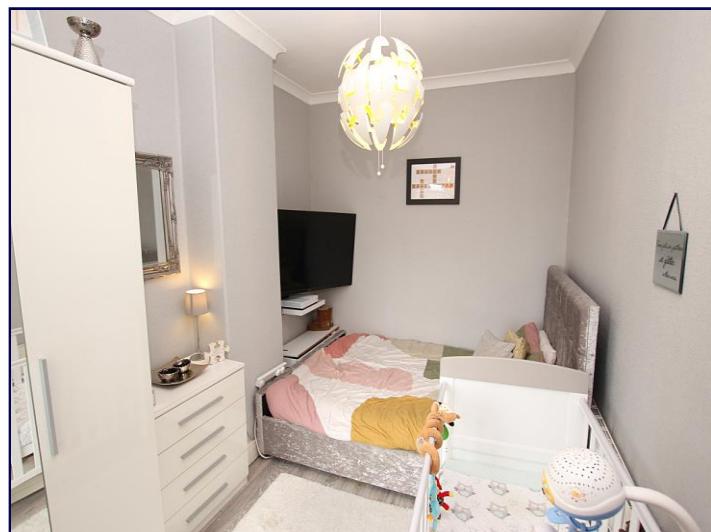
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### **Entrance Hallway**

With double glazed entrance door to the front elevation. Staircase leading to the first floor.

### **Lounge Area**

11' 4" x 10' 1" (3.453m x 3.082m)

Beautifully presented and having uPVC double glazed bay window to the front elevation. Coving to the ceiling and dado rail to the walls. Laminate wood flooring. Living flame gas fire with resin stone effect surround. Archway through to the dining area.

### **Dining Area**

12' 5" x 10' 6" (3.787m x 3.193m)

Again tastefully decorated and having coving to the ceiling. uPVC double glazed entrance door with overhead glazed panel to the rear elevation. Dado rail to the walls. Gas central heating radiator. Understairs storage cupboard.

### **Kitchen**

10' 7" x 7' 10" (3.237m x 2.382m)

A lovely kitchen offering a good array of fitted wall and base units with complementary roll edged work surfacing with inset sink and drainer. Underlighting to the wall units. Integrated oven and four ring gas hob with brushed steel chimney extractor over. Tiled flooring. uPVC double glazed window to the side elevation. Plumbing for a dishwasher. Tiling to the floor and wall surfaces.

### **Lobby**

Having plumbing for an automatic washing machine and offering uPVC double glazed entry door to the side elevation. Tiled flooring. Gas central heating radiator.

### **Bathroom**

5' 4" x 7' 10" (1.620m x 2.380m)

This lovely and stylish bathroom is fitted with a panelled bath with folding shower screen and shower attachment, wall mounted vanity wash hand basin and concealed cistern w.c. Gas central heating radiator. uPVC double glazed window to the rear elevation. Tiled flooring. Tiling to the walls.

### **First Floor Landing**

Loft access to the ceiling.

### **Bedroom One**

11' 4" x 13' 6" (3.448m x 4.121m)

The first of the double bedrooms has a uPVC double glazed window to the front elevation. Gas central heating radiator. Laminate flooring. Fitted wardrobes.

### **Bedroom Two**

12' 4" x 8' 0" (3.752m x 2.430m)

uPVC double glazed window to the rear elevation. Gas central heating radiator. Laminate wood flooring.

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### **Bedroom Three**

10' 8" x 7' 10" (3.242m x 2.397m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

### **Outside**

Offering gardens to the front and rear elevations, with the rear garden having lawned area and decked patio idea for outdoor entertaining. Timber shed with raised decked area to the front, again ideal place just to sit and relax. Wall and fenced perimeters with gated access to the rear.

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

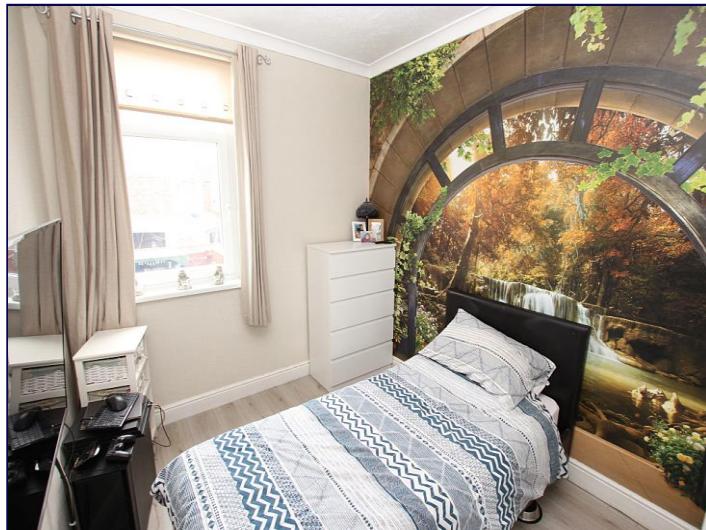
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### **Mortgage and Financial Advice**

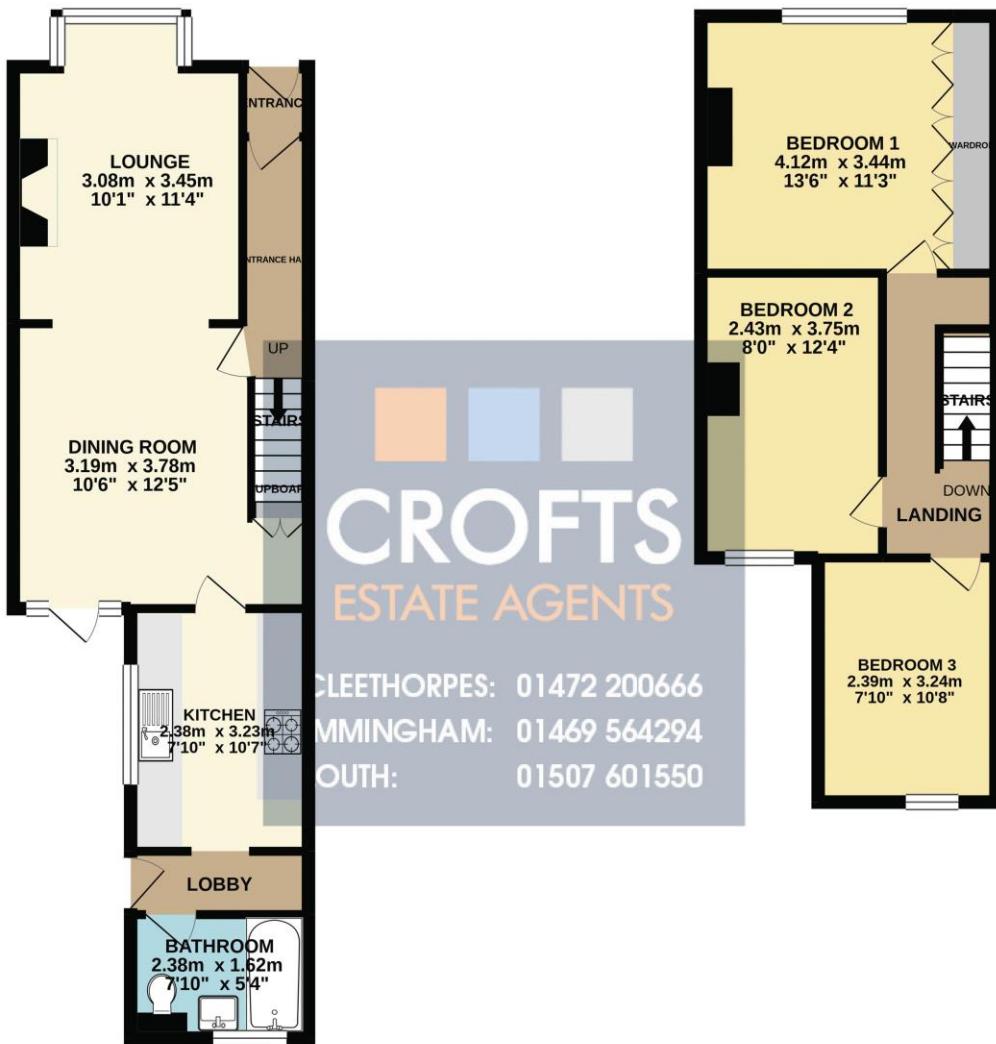
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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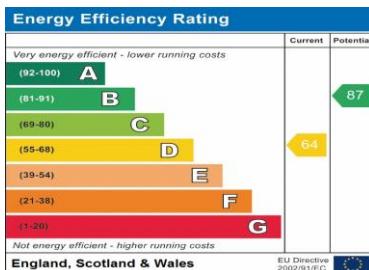
GROUND FLOOR  
42.2 sq.m. (454 sq.ft.) approx.

1ST FLOOR  
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA: 77.7 sq.m. (836 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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