



# CROFTS ESTATE AGENTS

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



## Brereton Avenue

Cleethorpes  
DN35 7UN

Offers in the Region Of  
£140,000

Offered for sale with no forward chain on the vendors side, Crofts are pleased to bring to the market this three bedroom semi-detached house which benefits from a double garage to the rear. Ready for that next owner to make their own make, the property would benefit from some redecoration but offers solar panels, double glazing and gas central heating. The accommodation on offer briefly comprises entrance hallway, w.c, lounge, dining room, kitchen, landing, three bedrooms and a bathroom. Front and rear gardens, along with garage to the rear. Viewing is invited on this realistically priced property.

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### Entrance Hallway

Offering uPVC double glazed window to the front elevation and a double glazed Georgian styled entrance door to the side elevation. Tiled flooring. Staircase to the first floor with small storage cupboard and a cloakroom beneath.

### Cloakroom

Offering fitted w.c and a wall mounted Ideal gas boiler. uPVC double glazed window to the side elevation.

### Lounge

12' 3" x 11' 3" (3.723m x 3.422m)

Offering uPVC double glazed bow window to the front elevation. Central heating radiator. Double doors through to the dining/sitting room.

### Dining/Sitting Room

14' 10" x 9' 11" (4.515m x 3.022m)

uPVC double glazed uPVC French doors to the rear elevation with overhead glazed panels. Central heating radiator. Coving to the ceiling.

### Kitchen

13' 7" x 6' 6" (4.149m x 1.992m) min

uPVC double glazed windows to the rear and side elevations, along with a uPVC double glazed door to the side aspect. Equipped with wall and base units with contrasting work surfacing

with inset circular stainless steel sink and drainer. Splashback tiling. Freestanding range oven included within the asking price. Plumbing for a washing machine.

### First Floor Landing

uPVC double glazed window to the side elevation. Loft access.

### Bedroom One

12' 2" x 11' 4" into wardrobes (3.709m x 3.463m)

uPVC double glazed window to the rear elevation. Central heating radiator. Two fitted storage cupboards.

### Bedroom Two

12' 3" x 10' 0" (3.722m x 3.043m)

uPVC double glazed window to the front elevation. Central heating radiator.

### Bedroom Three

8' 11" x 7' 2" (2.709m x 2.174m)

uPVC double glazed window to the front elevation. Central heating radiator.

### Bathroom

6' 10" x 5' 10" (2.079m x 1.786m)

uPVC double glazed window to the rear elevation. Fitted with a close coupled w.c, pedestal wash hand basin and panelled bath with shower over. Tiling to the walls. Central heating radiator.



### Outside

The property benefits from front and rear gardens along with a double garage to the rear accessed via Lestrange Street. The garden offers astro turf and has a patio area. Further gated access provides access for a motorbike or similar.

### 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.

### Viewings

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

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

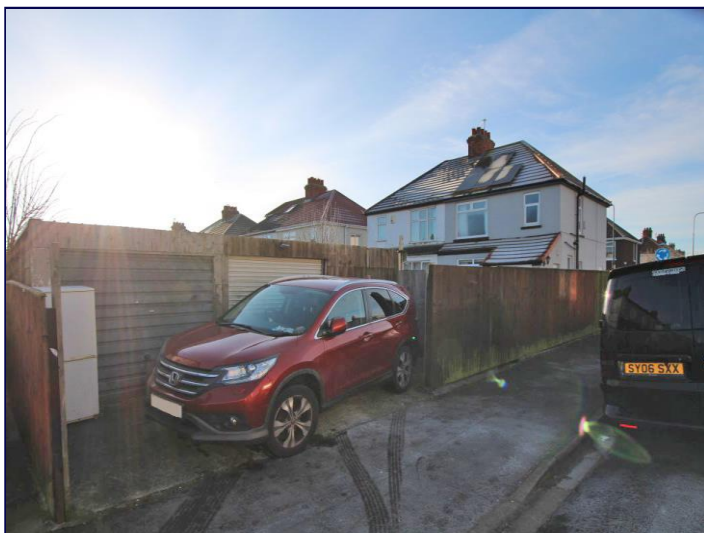
### Property Management

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

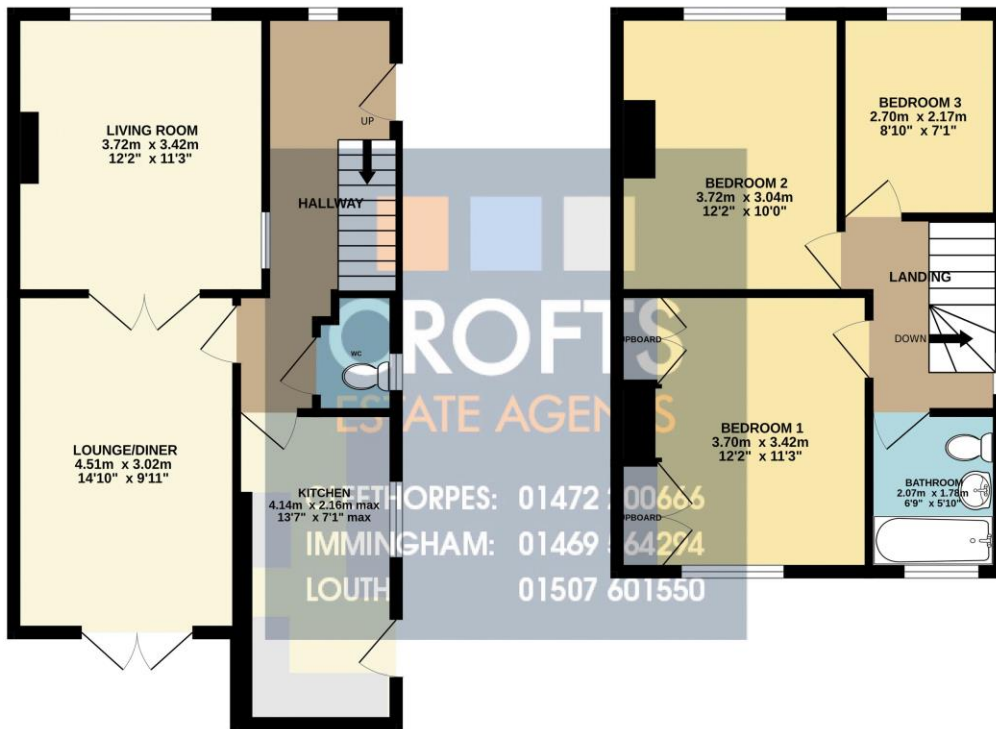
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
44.3 sq.m. (477 sq.ft.) approx.

1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA: 81.9 sq.m. (882 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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