



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



36 Wendover Rise
Cleethorpes
DN35 8TR

Offers in the Region Of
£175,000

Coming to the market with **NO FORWARD CHAIN** and **OPEN TO OFFERS** is this substantially built three bedroom semi detached house which has just had a completely **NEW ROOF** with new insulation. In need of a scheme of further improvement and modernisation, this property makes the perfect opportunity for buyers with cash to invest to make this property their own! Set on a **QUIET-CUL_SAC** close to central Cleethorpes, parks, amenities and transport links this property ticks all the boxes for a family home with the internal space consisting of entrance hall, breakfast kitchen, lounge and dining room, stairs and landing to first floor, three double bedrooms, one large single and family bathroom. Outside the property has **OFF ROAD PARKING** with shared block paved drive to rear where a garage could be built on the substantially sized rear gardens.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

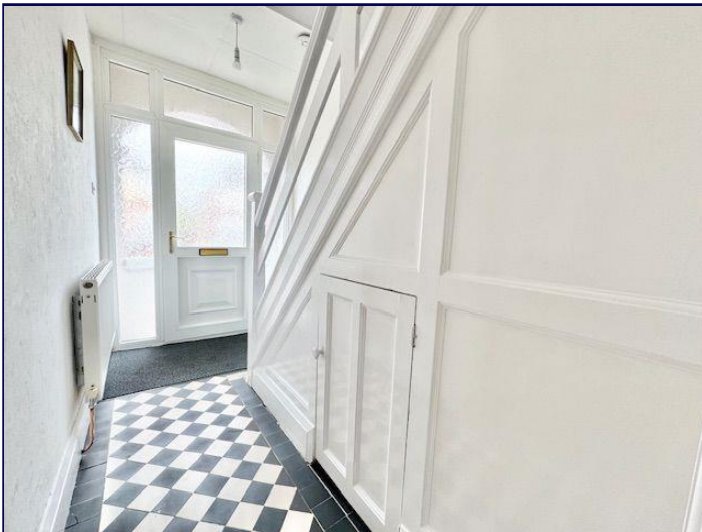
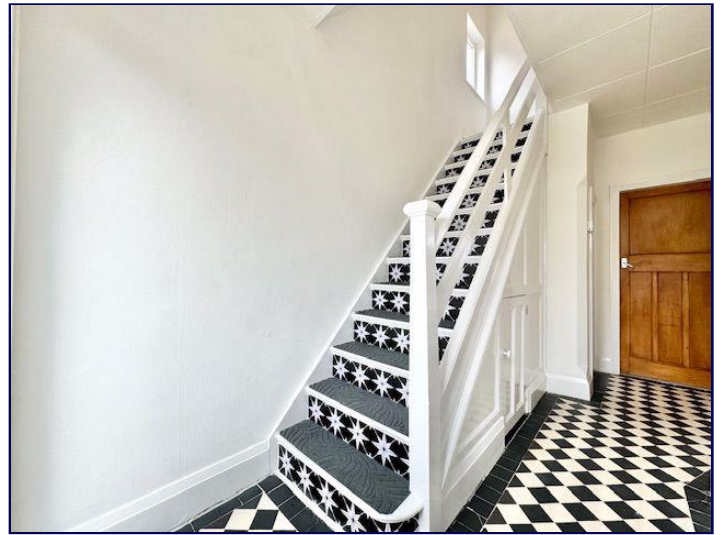
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

13' 11" x 5' 9" (4.23m x 1.74m)

Entered from a covered porch area with black and white tiled floor the entrance hall has uPVC frosted door and two windows, white decor, large storage cupboard with potential for down stairs toilet with uPVC window, smaller storage cupboard, radiator and pendant light.

Kitchen breakfast room

14' 0" x 8' 2" (4.27m x 2.48m)

The kitchen breakfast room has painted green wood units with light colour work top over, white decor to the walls, stainless sink drainer, space for tall fridge freezer, cooker and washing machine, breakfast bar for two, complimentary new light green vinyl floor, two uPVC windows and frosted uPVC door, radiator and two strip lights.

Lounge

11' 10" x 11' 9" (3.61m x 3.58m)

The lounge is open plan through an arch to the dining room and is spacious with large walk in uPVC bay window to the front, the room has bare floor boards white decor to coving, ceiling light, radiator and gas fire.

Dining room

12' 2" x 10' 6" (3.71m x 3.19m)

Open plan to the lounge but with its own door from the hallway the dining room has uPVC window to the rear, bare wooden floor boards, green decor, radiator and pendant light.

Stairs and landing

The stairs and landing have carpet Matt the tread, white decor, uPVC window to the side, pendant light and loft access.

Bedroom One

11' 8" x 11' 4" (3.56m x 3.46m)

The main bedroom has white decor, bare floor boards, radiator, pendant light and uPVC window to the front.

Bedroom Two

12' 2" x 8' 11" (3.70m x 2.71m)

A second double bedroom has uPVC window to the back with blind, grey carpet, white decor, radiator, pendant light and built in storage cupboard.

Bedroom Three

8' 11" x 8' 1" (2.71m x 2.47m)

A good sized single bedroom has uPVC window to the rear with blind, brown carpet, cream decor, pendant light and radiator.

Family Bathroom

5' 5" x 6' 0" (1.65m x 1.83m)

A nice family bathroom has three piece white suite with fully tiled white walls, frosted uPVC window to the front with blind, blue tile effect vinyl floor, radiator and ceiling light.

Front garden and driveway

The front of the property has a iron gated driveway with parking for one car on neat block paved driveway. There is also a shared drive with access to the rear where a garage could be built on the rear garden as per next door. The front has small lawn garden with low wall to two sides.

Rear garden

A large rear garden has concrete patio with gate to driveway with spacious lawn area with slab path down to two timber sheds. The garden has new timber 6 foot fence to one side.



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 and 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

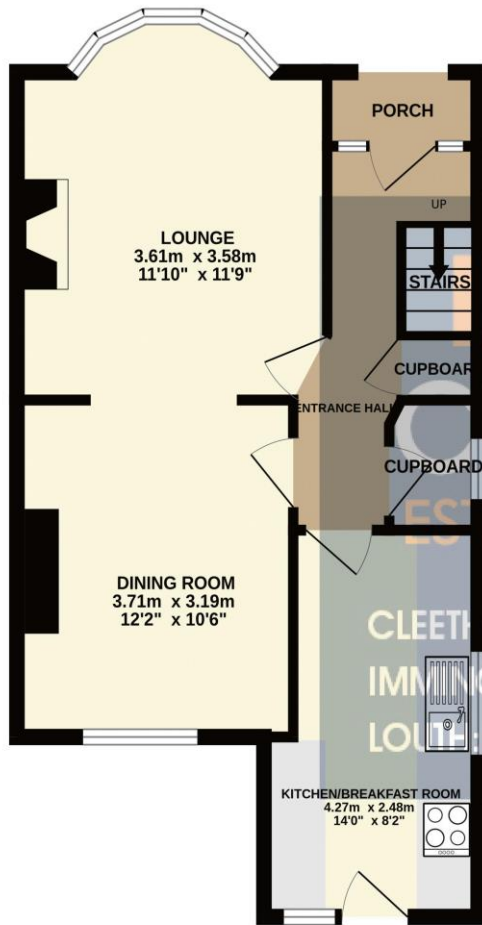




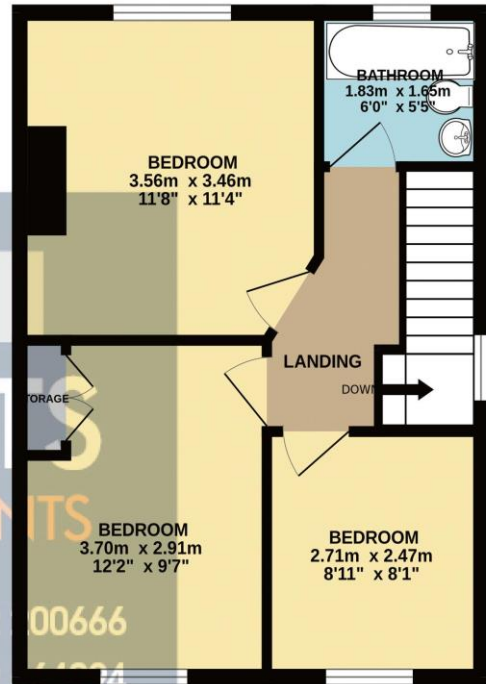
OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
43.8 sq.m. (472 sq.ft.) approx.



1ST FLOOR
38.5 sq.m. (414 sq.ft.) approx.



CROFTS
ESTATE AGENTS
CLEETHORPES: 01472 00666
LIMMINGHAM: 01469 51274
LONDON: 01507 601550

TOTAL FLOOR AREA : 82.3 sq.m. (886 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.
Made with Metropix ©2024

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.