



CROFTS ESTATE AGENTS

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



Phelps Street

Cleethorpes
DN35 7AS

£135,000

Crofts estate agents are pleased to offer to the market which without a doubt is one of the finest examples of this type of property on the market today comprising on this beautifully presented three double bedroom mid terrace property found within this established residential area. Offering the benefits of gas central heating and uPVC double glazing, this lovely home briefly comprises entrance hallway, through lounge diner, fitted kitchen/diner, lobby and ground floor bathroom. To the first floor there is the landing and then three double bedrooms. Externally the property benefits from front and rear gardens, with the rear garden having a purpose built garden room which is insulated and offers a variety of uses such as home office or as its currently used as a home bar. Viewing is highly advised.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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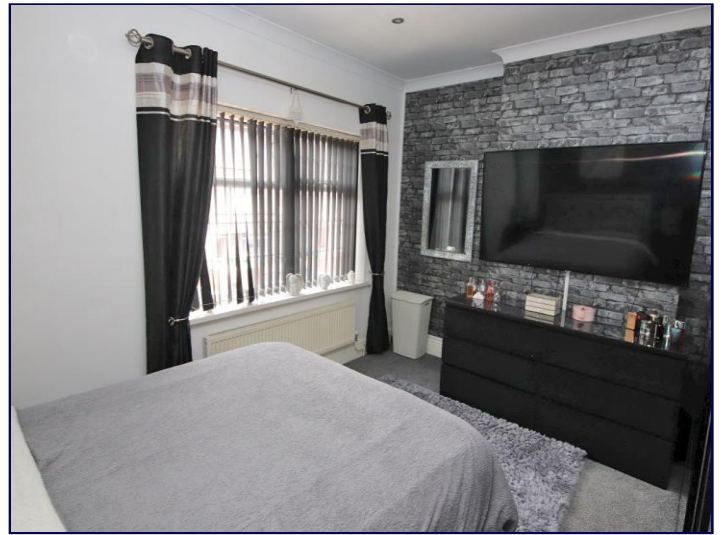
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Entrance Hallway

Pleasantly presented and offering uPVC double glazed entry door to the front elevation. Central heating radiator. Tiled flooring. Staircase to the first floor.

Lounge/Diner

24' 8" x 11' 0" (7.512m x 3.342m) maximums

Offering walk in uPVC double glazed bay window to the front elevation and a further uPVC double glazed window to the rear. Offering coving to the ceiling, the lounge/diner is attractively decorated and presented. Two central heating radiators. To the lounge area there is a stylish electric fire inset into the chimney wall.

Kitchen/Breakfast Room

22' 1" x 8' 1" (6.74m x 2.474m)

A well proportioned and presented breakfast kitchen which has two uPVC double glazed windows to the side elevations. Fitted with an excellent range of wall and base units with complementary roll edged work surfacing with inset one and a half sink and drainer. Space for a range oven with fitted extractor over. Decorative tiled splashback. Plumbing and space for a washing machine and dishwasher. Space for an American styled fridge freezer. Understairs cupboard. Coving and down lighting to the ceiling.

Lobby

2' 9" x 8' 5" (0.826m x 2.573m)

uPVC double glazed entry door to the side elevation. Space for a tumble dryer. Down lighting.

Bathroom

5' 7" x 7' 10" (1.695m x 2.393m)

Offering uPVC double glazed window to the rear elevation, the bathroom is fitted with a vanity wash hand basin, w.c and a P-shaped shower bath with screen and shower over. Aqua boarding to the walls.

First Floor Landing

With coving and loft access to the ceiling.

Bedroom One

11' 3" x 13' 11" (3.441m x 4.231m)

The first of the double bedrooms has a uPVC double glazed window to the front elevation. Coving and down lighting to the ceiling. Central heating radiator.

Bedroom Two

12' 11" x 8' 9" (3.931m x 2.655m)

uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator.

Bedroom Three

11' 11" x 8' 3" (3.634m x 2.525m)

The third and final bedroom can again accommodate a double bed and offers a uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property offers low maintenance gardens to the front and rear elevations with the rear garden have artificial turf.

Garden Room

8' 3" x 13' 2" (2.519m x 4.006m)

Fully insulated and offering a variety of uses such as a home office, gym or as its current use as a garden room and bar. uPVC double glazed French doors to the front elevation and a further solid PVC door to the rear providing access to the alley way. Coving and down lighting to the ceiling.

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 A: To confirm council tax banding for this property please view the website 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 seven days a week to arrange for your free valuation.

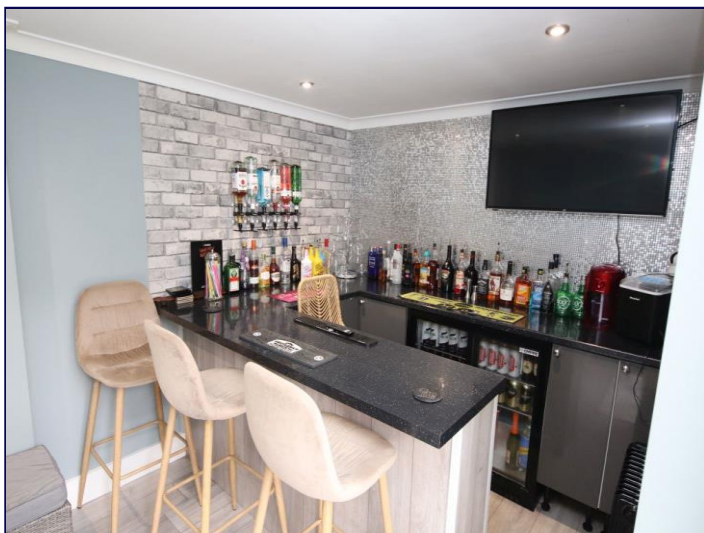
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

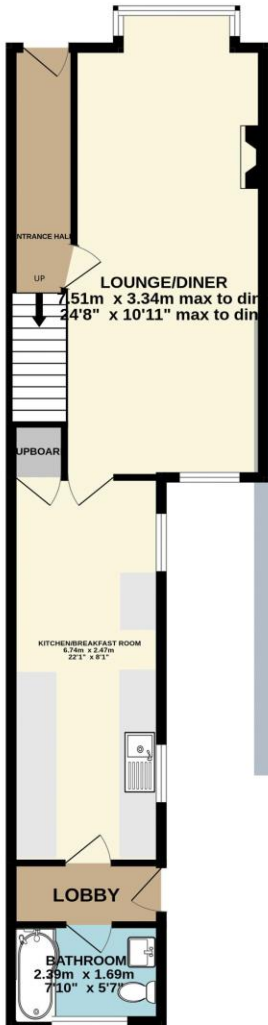
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
56.7 sq.m. (610 sq.ft.) approx.

1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.

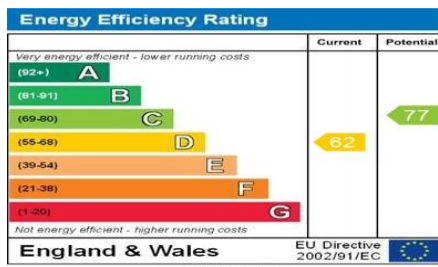


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TOTAL FLOOR AREA: 97.4 sq.m. (1048 sq.ft.) approx.

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 is given as to their operability or efficiency can be given.
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