



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



55 Coronation Road  
Cleethorpes  
DN35 8RJ

£120,000

Close to the heart of Cleethorpes, near to amenities and transport links and ideal for a first time buyer or investor looking to add to their portfolio, is this well maintained three bedroom mid terrace house. Briefly comprising entrance hall and porch, lounge, dining room, fitted galley style kitchen, ground floor wet room which was only recently completed to the ground floor with three good sized bedrooms to the first floor. Outside the property has low maintenance gardens to the front and well maintained smart gardens to the south facing rear.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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**Porch**

3' 3" x 2' 11" (1.00m x 0.90m)  
With cream decor, red carpet and frosted uPVC door.

**Entrance Hall**

10' 10" x 2' 11" (3.29m x 0.90m)  
With red carpet, cream decor, radiator and pendant light.

**Lounge**

11' 3" x 9' 10" (3.44m x 2.99m)  
The lounge has uPVC bay window to the front, cream decor to coving, neutral cream carpet, three wall lights, radiator, with gas fire having wood surround and marble inset and hearth.

**Dining room**

11' 2" x 13' 3" (3.41m x 4.04m)  
A large dining room has uPVC window to the rear, cream and white decor to coving, burnt orange carpet, pendant light, radiator, under stairs storage, gas fire with wood surround, marble inset and hearth.

**Kitchen**

11' 7" x 7' 5" (3.54m x 2.27m)  
Light wood kitchen to both sides in a galley style with granite effect worktops and sink drainer over. The room has integral oven grill, microwave, gas hob with extractor over, space for washing

machine, aqua boarded splash backs, uPVC window and blind, grey tile effect vinyl floor and strip light.

**Utility room**

2' 7" x 7' 5" (0.80m x 2.27m)  
A small area off the kitchen with space for a tall fridge freezer with uPVC frosted door to the rear garden.

**Wet shower room**

9' 4" x 7' 7" (2.85m x 2.31m)  
An angled shower room has wet room floor with matching white WC and sink. The walls have cloudy cream tiling with light brown vinyl floor, ceiling light, radiator and frosted uPVC window to the rear.

**Stairs and landing**

The stairs and landing have cream decor, red carpet and pendant light.

**Bedroom One**

11' 3" x 13' 4" (3.43m x 4.07m)  
The largest bedroom has burnt orange carpet, cream decor, radiator, uPVC window to the front and pendant light.

**Bedroom Two**

11' 3" x 10' 3" (3.44m x 3.12m)

The second bedroom has blue carpet, grey decor with feature wall, radiator, built in storage, uPVC window and pendant light.

**Bedroom Three**

11' 6" x 7' 7" (3.50m x 2.30m)

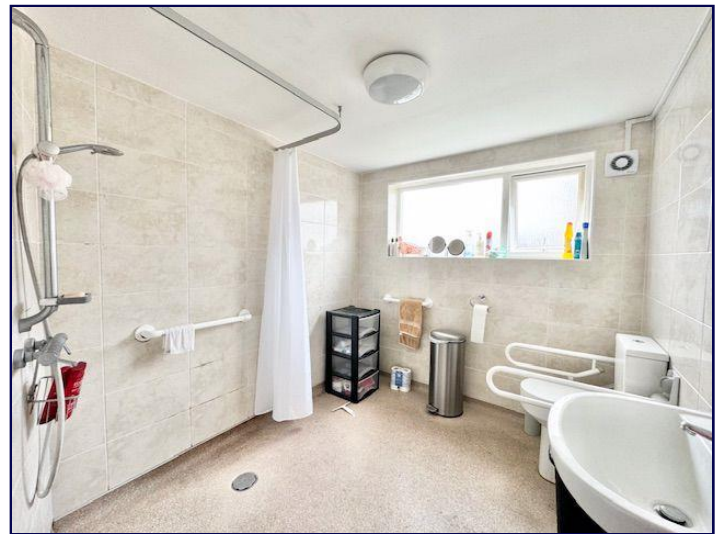
With uPVC window to the rear, cream carpet, pendant light and radiator.

**Front garden**

A low maintenance concrete front garden has low wall to all sides with iron gate to pavement.

**Rear garden**

A tidy south facing rear garden has concrete path to rear timber gate, neat well maintained lawn with well stocked border. Wall and fence boundaries with concrete hardstanding for timber shed.



**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.

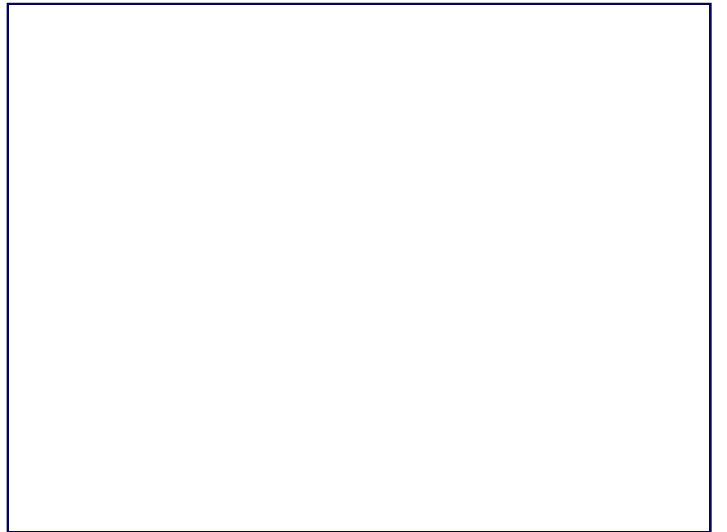
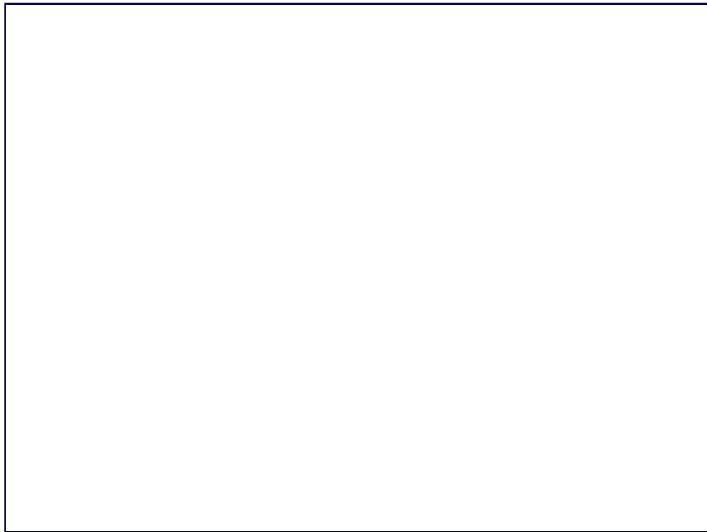
**Viewings**

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

**Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

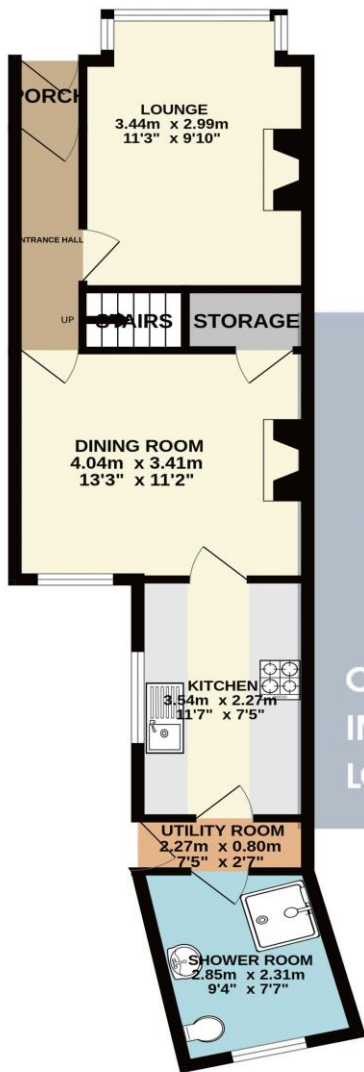




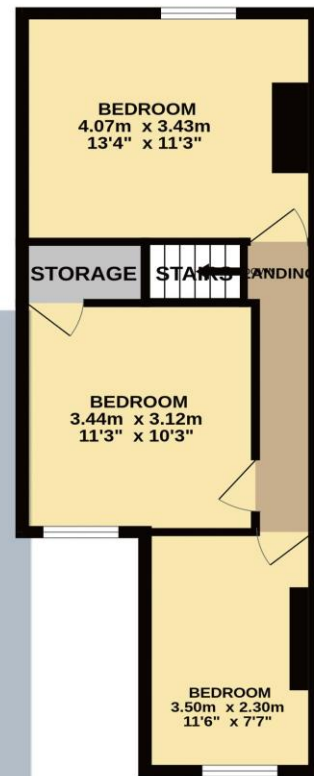
**OPEN 7 DAYS A WEEK**

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  
46.5 sq.m. (501 sq.ft.) approx.



1ST FLOOR  
37.2 sq.m. (400 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

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TOTAL FLOOR AREA : 83.7 sq.m. (901 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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