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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



Montgomery Road

CLEETHORPES
DN35 9JL

£145,000

Offered for sale with no forward chain on the vendors side, early viewing is advised on this three bedroom semi-detached family home set within the heart of Cleethorpes. A short walk from the areas many shops and the promenade itself, the property offers gas central heating & uPVC double glazing, with the accommodation briefly comprising entrance hallway, lounge, dining kitchen, utility and hobby room, bathroom and three bedrooms. Good sized front garden with lawned area and paved patio area. Off road parking. Enclosed rear garden. Viewing is advised.

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 Hallway

6' 11" x 13' 8" (2.102m x 4.169m)

uPVC entry door and double glazed window to the front elevation. Central heating radiator. Staircase to the first floor with useful understairs storage.

Lounge

13' 7" into bay x 13' 8" (4.150m x 4.158m)

The lounge is located to the rear of the property and has dado rail to the walls and coving and rose to the ceiling. uPVC double glazed bay window to the rear elevation. Disconnected flame gas fire set into a York stone surround.

Kitchen/Diner

18' 10" x 10' 5" (5.734m x 3.172m)

The kitchen offers a range of wall and base units with roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Electric cooker point. Plumbing for a washer or dishwasher. Central heating radiator. uPVC double glazed window to the front and French doors to the rear.

Utility/Store

5' 8" x 5' 10" (1.719m x 1.789m)

uPVC double glazed window to the front elevation.

Store/Breakfast Room

9' 3" x 5' 10" (2.811m x 1.766m)

uPVC double glazed window to the rear elevation.

First Floor Landing

uPVC double glazed window to the front elevation. Coving and loft access to the ceiling.

Bathroom

6' 10" x 5' 4" (2.087m x 1.625m)

uPVC double glazed window to the front elevation. Fitted with a white suite comprising close coupled w.c, pedestal wash hand basin and bathroom with shower over. Central heating radiator.

Bedroom One

11' 7" x 10' 5" (3.524m x 3.179m)

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

Bedroom Two

11' 7" x 13' 8" to inside wardrobe (3.530m x 4.157m)

Fitted wardrobes along one wall, uPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

6' 11" x 10' 3" (2.112m x 3.113m)

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

Outside

The property is located on this lovely corner plot offering large front garden which has established hedge running around its perimeter offering a good degree of privacy. Driveway creating off road parking and finally a paved patio area to the front. The rear garden is paved for ease of maintenance.

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

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.

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

1ST FLOOR



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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