



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



81 Manchester Street
Cleethorpes
DN35 7QG

Offers in the Region Of
£112,500

Coming to the market with NO FORWARD CHAIN is this superb attractive three bedroom mid terrace house. With real kerb appeal and distinctive frontage, this property makes the perfect first or second time buy or investment property. Immaculately presented inside the property briefly comprises entrance porch and hall, lounge diner, modern kitchen, cloakroom and utility extension to the ground floor with three bedrooms and beautiful family bathroom to the first floor. To the rear the gardens have well laid patio to enjoy the sun with west facing gardens, extended garden with landscaped borders, tall quality fencing to all sides and brick outbuilding ideal for storage or hobbies. The property is a short walk over the bridge to the sea wall and on to Cleethorpes seafront and close to bus links and amenities.

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 :

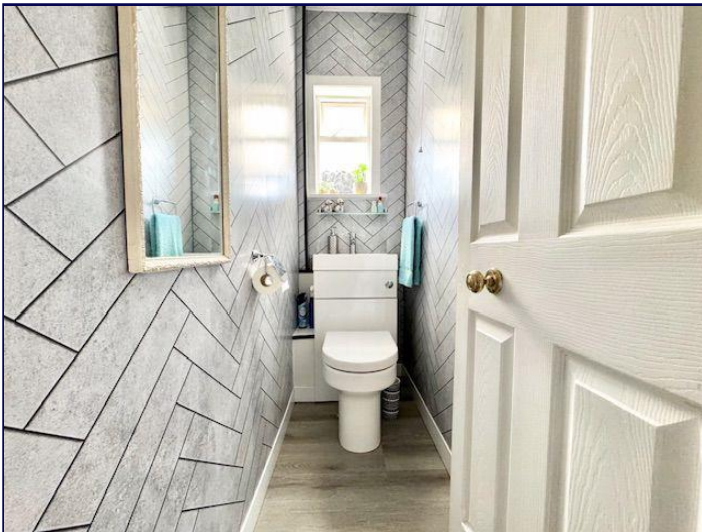
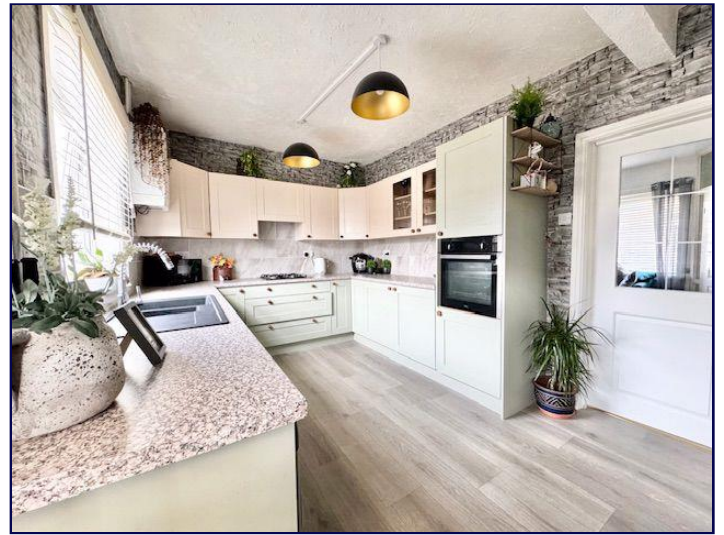
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Porch

1' 6" x 5' 5" (0.46m x 1.65m)

A uPVC porch extension to the front has glazed door and window with grey carpet and painted neutral walls.

Entrance hall

3' 11" x 6' 11" (1.20m x 2.10m)

Angled into the lounge diner the entrance has more room than usual with wood glazed door from the porch, grey and cream decor with dado rail, pendant light, ceiling rose and grey carpet.

Lounge diner

12' 6" x 13' 9" (3.81m x 4.19m)

A spacious lounge diner has uPVC bay window and blind, grey carpet, cream and white decor with plate rail, radiator, pendant light and black wood surround with electric fire and tiled hearth.

Kitchen

9' 4" x 14' 0" (2.85m x 4.27m)

A modern two tone kitchen of cream and green has granite effect work tops and black one and a half sink drainer over. The room has integral appliances including gas hob with extractor over, oven grill with space for washing machine. The room has grey tiled splash backs with grey brick effect wallpaper, uPVC window and blind plus uPVC door to utility. There is a radiator, grey wood effect vinyl floor, and two pendant lights.

Utility room

4' 3" x 9' 0" (1.30m x 2.74m)

A lean to uPVC conservatory style extension serves perfectly as a utility room with space for dryer and tall fridge freezer. The extension has brick base with uPVC windows, door and frosted roof.

Stairs and landing

The stairs and landing have grey carpet, painted neutral multi tone decor, loft access and pendant light.

Bedroom One

12' 8" x 9' 9" (3.85m x 2.98m)

The front bedroom has uPVC window and blind, grey carpet, grey and cream decor with picture rail, pendant light, built in storage and radiator.

Bedroom Two

9' 4" x 10' 8" (2.85m x 3.24m)

The second double bedroom has grey and cream decor, grey carpet, uPVC window and blind, radiator and pendant light.

Bedroom Three

9' 5" x 7' 3" (2.87m x 2.21m)

The third bedroom has uPVC frosted window to the front, grey carpet, grey and white decor, radiator and pendant light.

Family Bathroom

5' 11" x 5' 11" (1.81m x 1.80m)

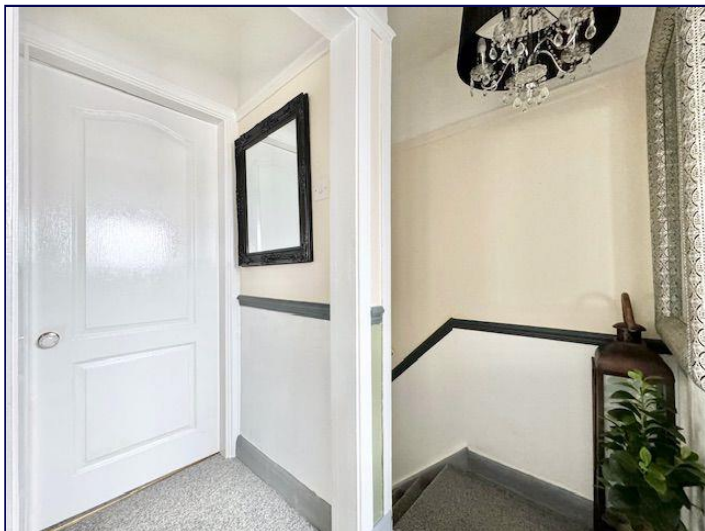
The modern bathroom has white three piece bathroom suite with vanity sink and WC plus shower over the bath with glass screen. The room has grey splash back tiling plus grey aqua boarding, uPVC frosted window, chrome towel radiator, ceiling light and grey wood effect vinyl floor.

Front garden

The front garden is very nicely presented with slab patio and raised retained beds filled with luxury planting. The garden has a wall boundary with wood trellis over and timber gate.

Rear garden

The rear garden is split in two by a right of way but is split nicely by the owners with neat slab patio to the back of the house with gate to alley then further opening to rear garden which has concrete and tiled path to the large brick outbuilding at the bottom of the garden, astro turf grass, retained well stocked landscaped borders to both sides with a mix of bushes, plants and flowers and tall 6' plus timber fencing to all sides.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

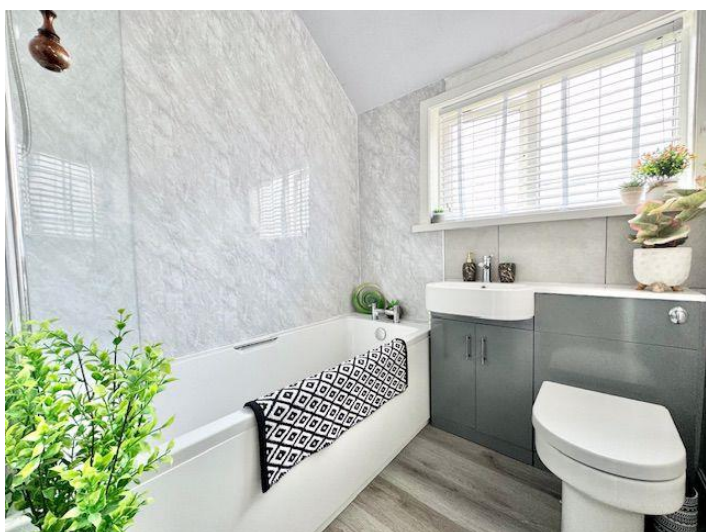
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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

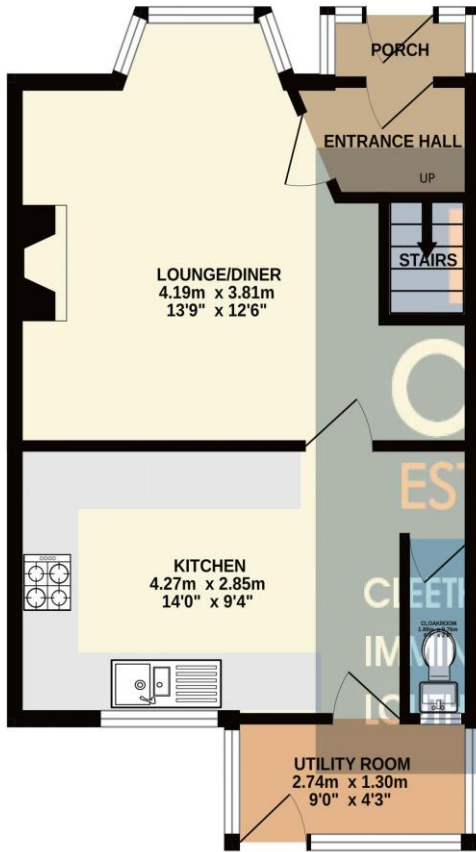




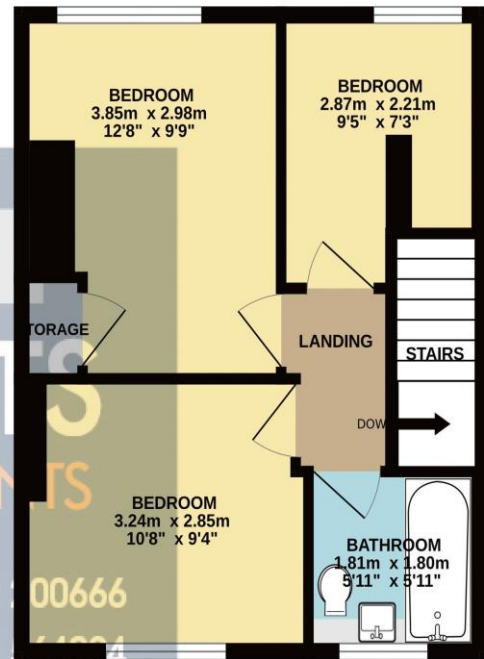
OPEN 7 DAYS A WEEK

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
40.1 sq.m. (431 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (360 sq.ft.) approx.



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ESTATE AGENTS
CREETWORTH: 01472 600666
IMMERSHAM: 01469 61224
01507 601550

TOTAL FLOOR AREA : 73.5 sq.m. (791 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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