



# 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



## Glebe Road

Cleethorpes  
DN35 8DA

Offers in the Region Of  
£125,000

Early viewing is advised on this three bed end of terrace located a short walk from St Peters Avenue and its many amenities. Found upon this popular road the property offers gas central heating and the added bonus of a detached garage to the rear accessed via the side road. Its fair to say the property requires some refurbishment but is priced realistically to reflect this. The property comprises entrance porch, hallway, open plan lounge and dining room, kitchen, lobby and ground floor bathroom. To the first floor you find the landing and three bedrooms. Front and rear gardens, with the rear enjoying a sunny aspect and as mentioned having the added bonus of a detached garage.

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 :

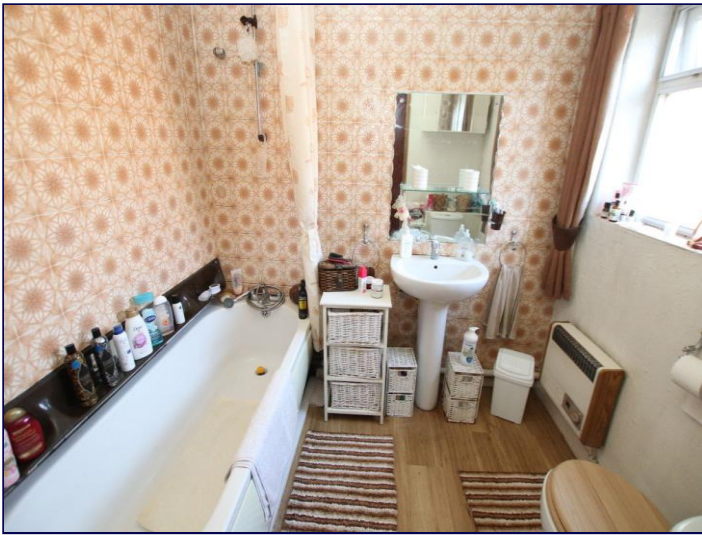
Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



**Entrance Porch**

Entry door to the front elevation. Original tiled flooring. Inner door through to the hallway.

**Hallway**

Coving to the ceiling. Central heating radiator. Staircase to the first floor.

**Lounge**

12' 2" x 10' 4" (3.719m x 3.155m)

With bay fronted window, the lounge has rose and coving to the ceiling. Plate rack to the walls. Open fire with surround. Central heating radiator. Opens to dining room.

**Dining Room**

13' 2" x 11' 3" (4.007m x 3.418m)

With coving to the ceiling and plate rack to the wall. Window to the rear elevation. Central heating radiator.

**Lobby**

Understairs cupboard. Leading to kitchen.

**Kitchen**

11' 7" x 7' 10" (3.523m x 2.392m)

uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with contrasting roll edged work surfacing. Inset stainless steel sink and drainer. Eye level oven and

a four ring gas hob. Partial tiling. Plumbing for a washing machine. uPVC double glazed window to the side elevation.

**Lobby**

Entry door to the side elevation. Door to the bathroom.

**Bathroom**

6' 2" x 7' 5" (1.867m x 2.254m)

Offering window to the side elevation and having pedestal wash had basin, w.c and a panelled bath. Splashback tiling. Gas heater.

**First Floor Landing**

Offering storage cupboard and loft access.

**Bedroom One**

12' 3" x 13' 10" (3.734m x 4.206m)

Window to the front elevation. Central heating radiator. Fitted wardrobes.

**Bedroom Two**

13' 1" x 9' 1" (3.990m x 2.770m)

Window to the rear elevation. Central heating radiator. Fitted wardrobes.

**Bedroom Three**

7' 10" x 11' 2" (2.400m x 3.416m)

Window to the rear elevation. Central heating radiator. Fitted wardrobe which contains the gas boiler.

**Outside**

The property benefits from front and rear gardens, with the rear enjoying a sunny aspect. A bonus to the property is the garage to the rear.

**Garage**

15' 11" x 12' 1" (4.850m x 3.690m)

Offering side personal door and up and over door to the front elevation.

**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](http://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](http://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**

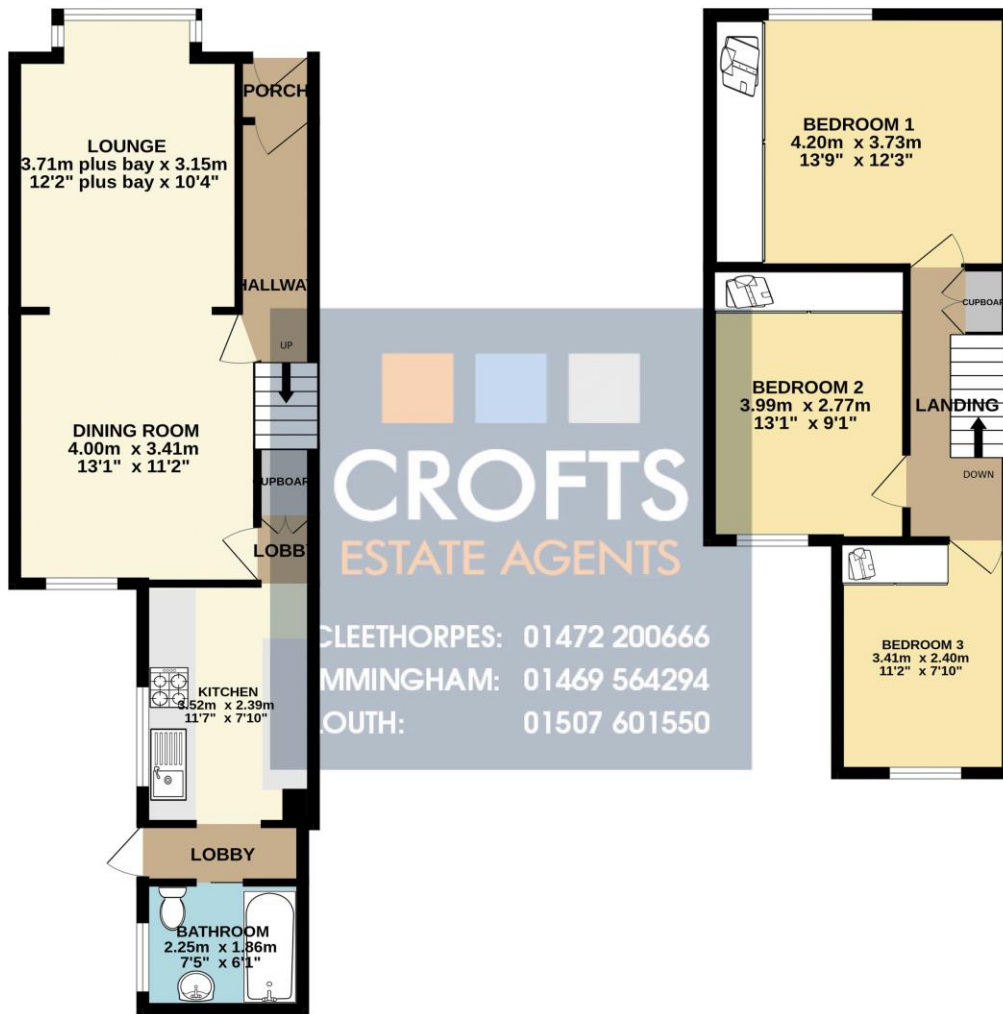
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
48.0 sq.m. (517 sq.ft.) approx.

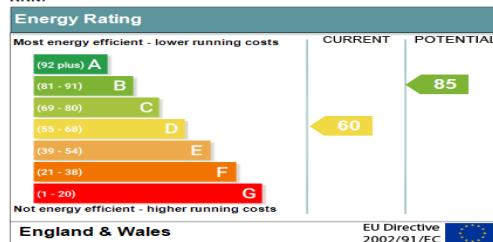
1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 88.6 sq.m. (953 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

Address: 43 Glebe Road, CLEETHORPES, DN35 8DA  
 RRN:



**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 enquiries, 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.