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



Elliston Street

Cleethorpes
DN35 7HN

Offers in the Region Of
£139,950

Creating an ideal purchase for a variety of buyers, this three bedroom end of terrace is well worth viewing. Having the advantage of off road parking for two cars to the front, gas central heating and uPVC double glazing, the accommodation briefly comprises entrance hallway, bay fronted living room, breakfast kitchen, lobby, conservatory, landing, three bedrooms and a bathroom. Front and rear gardens, with the rear also enjoying a sunny aspect.

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Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge

12' 0" x 13' 4" (3.649m x 4.058m)

uPVC double glazed bay window to the front elevation. Central heating radiator. Living flame gas fire with surround. Understairs storage cupboard.

Kitchen/Breakfast Room

8' 6" x 16' 8" (2.595m x 5.068m)

uPVC double glazed window to the side elevation. The kitchen is fitted with a good complement of fitted wall and base units with complementary work surfacing along with a breakfast bar area. Inset stainless steel sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Splashback tiling. Plumbing for a dishwasher. Single glazed window to the rear aspect. Door to the rear lobby.

Lobby

5' 10" x 4' 11" (1.773m x 1.497m)

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

Conservatory

11' 3" x 9' 3" (3.432m x 2.815m)

uPVC double glazed conservatory with central heating radiator. Laminate flooring.

First Floor Landing

uPVC double glazed window to the side elevation. Loft access.

Bedroom One

11' 11" x 10' 5" (3.635m x 3.164m)

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

Bedroom Two

8' 7" x 14' 2" (2.608m x 4.321m)

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

Bedroom Three

7' 6" x 6' 0" (2.285m x 1.839m)

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

Bathroom

5' 0" x 6' 0" (1.525m x 1.829m)

uPVC double glazed window to the rear elevation. Fitted with a panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Tiling to the walls. Central heating radiator.

Outside

The property benefits from off road parking to the front elevation for two cars. To the rear there is a good sized garden which is mainly paved creating a low maintenance garden which enjoys a sunny aspect. Large timber shed/utility which has light and power and is plumbed for a washing machine

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.

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

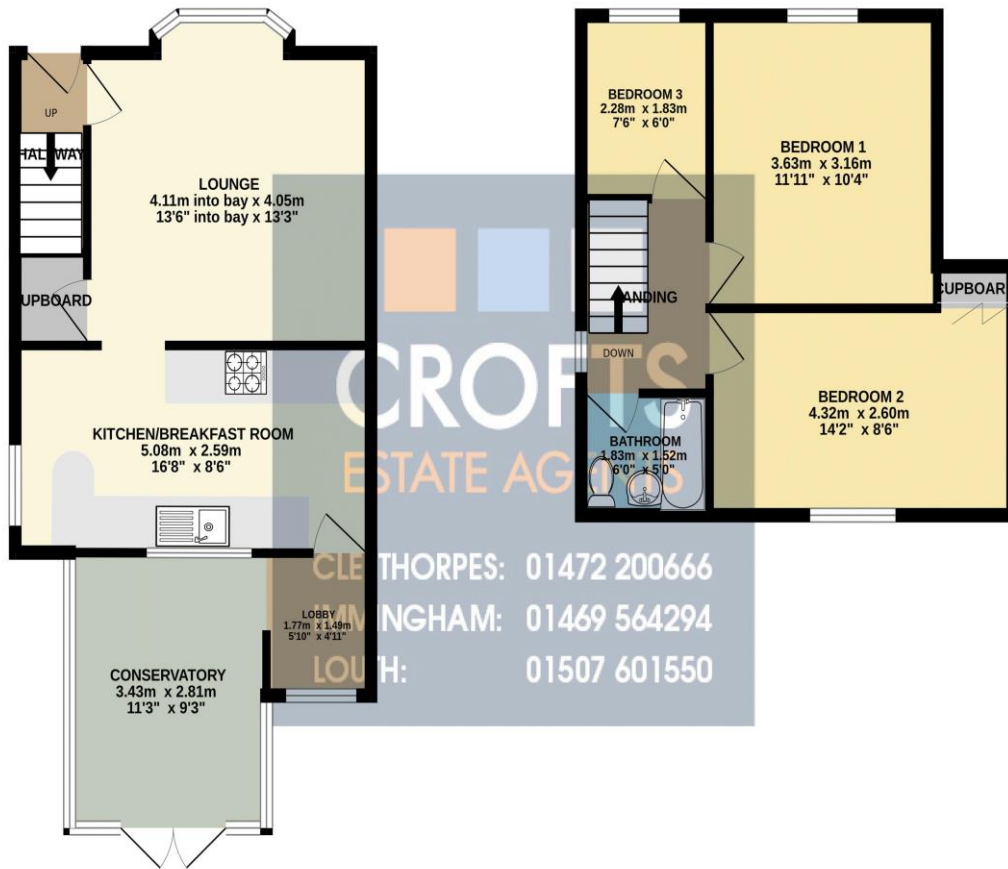
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT



GROUND FLOOR
44.7 sq.m. (481 sq.ft.) approx.

1ST FLOOR
34.9 sq.m. (376 sq.ft.) approx.



TOTAL FLOOR AREA: 79.6 sq.m. (857 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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