



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



68 Freeston Street
Cleethorpes
DN35 7PD

**Offers in the Region Of
£74,950**

CURRENTLY LET FOR £525 PCM - TENANT WOULD LOVE TO STAY IF A LANDLORD PURCHASED - TENANT HAS LIVED HERE FOR 5 YEARS - IDEAL FOR A LANDLORD OR YOUNG FAMILY - Crofts Estate Agents are pleased to bring to the market this three bedroom mid terraced property located within a popular residential area in Cleethorpes. The house has a spacious flow throughout and benefits from full uPVC double glazing and also a gas central heated boiler. The ground floor of the house comprises of entrance hallway, lounge with front bay window, middle reception/dining room, kitchen, lobby and rear bathroom with four piece suite bathroom. The first floor has two large doubles and a smaller double bedroom located to the rear of the floor. The back garden is well maintained and fairly low maintenance. PICTURES DISPLAYED WERE TAKEN BEFORE TENANT MOVED IN.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Front of the property

The front of the property gives a good initial impression and has a bricked front wall with iron gate. The property is painted in a cream colour and has a front bay window along with a first floor front uPVC window.

Entrance Hallway

As you come through the front door, you find yourself in the front porch which then takes you through another door into the main entrance hallway. This then follows down to the staircase leading to the first floor and also the door way providing access into the downstairs rooms.

Lounge

11' 5" x 9' 11" (3.49m x 3.01m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

12' 5" x 10' 4" (3.79m x 3.15m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

10' 7" x 7' 10" (3.23m x 2.4m)

The kitchen is located through the dining room and has units along two walls which provide a good amount storage and worktop space. There is a white ceramic sink, cooker and gas hob. There is also a door to the side elevation.

Bathroom

5' 4" x 7' 5" (1.62m x 2.25m)

Located to the far end of the ground floor through the lobby, the bathroom has a really useful layout which in turn provides a four piece suite which includes a corner bath, toilet, wash basin and walk in shower unit.

Bedroom 1

11' 5" x 13' 3" (3.49m x 4.04m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom 2

12' 6" x 7' 11" (3.80m x 2.41m)

Bedroom two has a window to the rear elevation, coving to ceiling, a radiator and a carpeted floor.

Bedroom 3

10' 2" x 8' 0" (3.1m x 2.44m)

Bedroom three has a window to the rear elevation, coving to ceiling, a radiator and a carpeted floor.

Rear garden

The rear garden has a patio area and also a concrete path running from the back door down to the rear gate which gives access onto the passage way.

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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

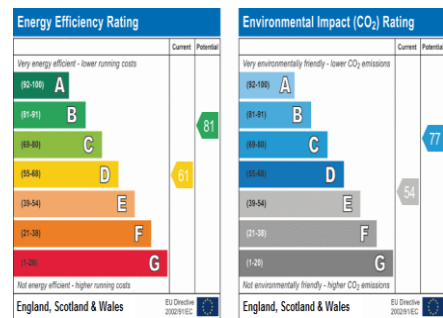
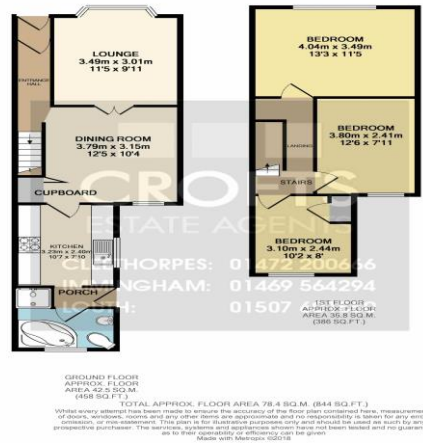
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.vo.gov.uk/cti

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



DISCLAIMER - Although we have taken 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 for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. 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 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.