



# CROFTS ESTATE AGENTS

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



**8 Eskham Close  
Cleethorpes  
DN35 0TF**

**£130,000**

Coming to the market with NO FORWARD CHAIN is this two bedroom semi detached freehold house. Set on a superior sized plot of 0.06 acres with good sized rear gardens, this property sits in an excellent catchment area for the popular schools of Signhills infants and Juniors. Briefly consisting entrance hall, lounge diner, kitchen, two bedrooms and first floor bathroom the property makes a perfect first or second time buy property or possible investment property with rents coming in close to £800 PCM for this type of property. The property offers off road parking to the front for two cars on driveway. Energy performance rating D and Council tax band A.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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With a door to the side elevation and a small built in cupboard.

10' 11" x 11' 6" (3.34m at longest x 3.51m at widest )  
With a window to the front elevation, a radiator and vinyl flooring.  
There is also a range of fitted units with a sink and drainer and an electric oven with a gas hob over.

14' 7" x 11' 7" (4.45m x 3.53m)  
The lounge has sliding patio doors to the rear elevation, a radiator and laminate flooring. There is also a space for a dining table and chairs.

With a window to the side elevation and a carpeted floor.

11' 6" x 11' 7" (3.51m x 3.53m)  
Bedroom one has a window to the rear elevation, a radiator and laminate flooring.

10' 11" x 6' 6" (3.34m x 1.97m)  
Bedroom two has a window to the front elevation, a radiator and laminate flooring.

8' 0" x 4' 10" (2.45m x 1.47m)  
The bathroom has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath.

With a lawn to the front, established shrubs and also parking. The rear garden is a great size with a further lawn, established shrubs and perimeter fencing.

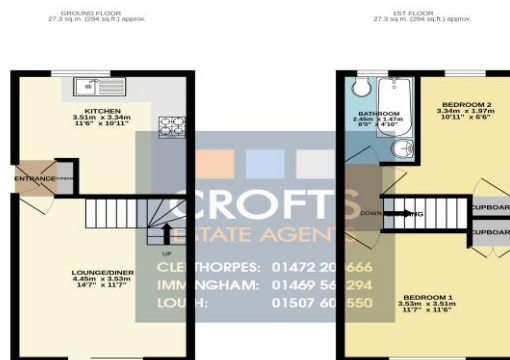
Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

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.

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

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)

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



TOTAL FLOOR AREA: 54.7 sq m (588 sq ft.) approx.



**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.