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



Samphire Close

North Cotes
DN36 5XF

Offers in the Region Of
£89,950

Creating an ideal first time or investment purchase, this three bedroom mid terrace property is located within this popular area on the fringes of the village of North Cotes. Benefiting from uPVC double glazing and oil fired central heating, its fair to say the property does require a course of redecoration and some refurbishment. The accommodation on offer briefly comprises entrance hallway, lounge/diner, kitchen, utility, store landing, shower room, w.c and three bedrooms. Front and rear gardens. Garage located in a block nearby. No forward chain on the vendors side.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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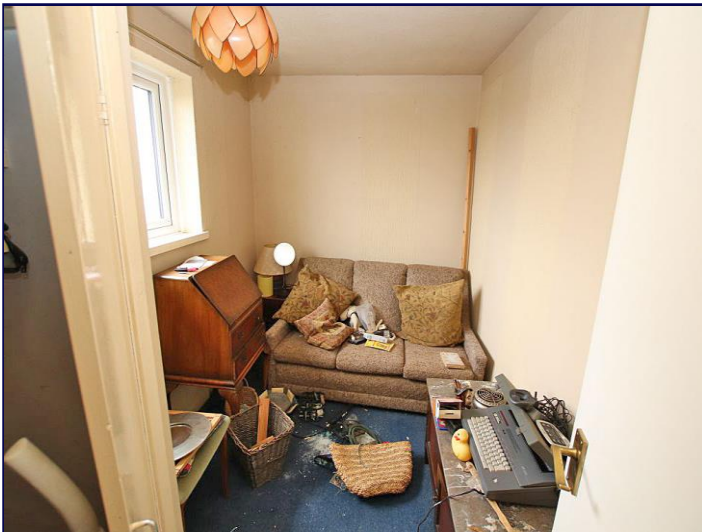
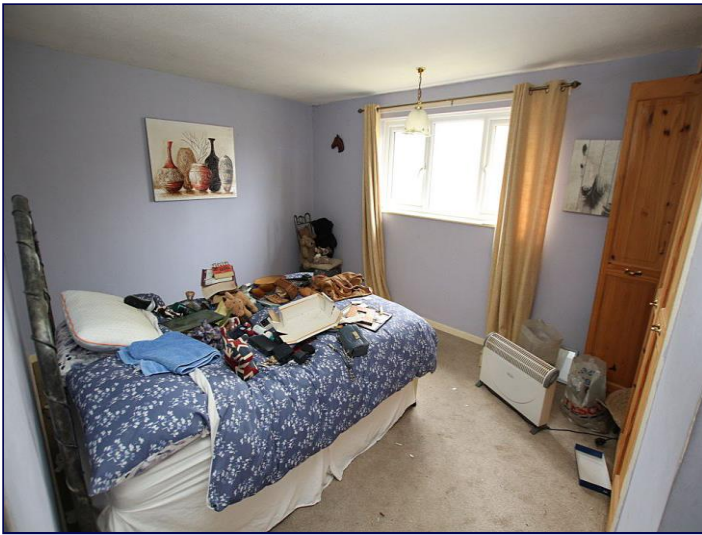
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Entrance Hallway

Decorative glazed uPVC entry door with adjoining glazed window to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge/Diner

17' 8" x 13' 8" (5.392m x 4.168m)

Offering uPVC double glazed windows to the front and rear elevations. Central heating radiator. Open fireplace (not tested with herath and a surround).

Kitchen

9' 3" x 11' 4" (2.826m x 3.462m)

uPVC double glazed window and entrance door to the rear elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Splashback tiling. Electric cooker point. Plumbing for washing machine. Wall mounted oil fired boiler. Understairs storage cupboard.

Utility

Space to accommodate under counter fridge, freezer and dryer

Store

uPVC entry door to the front. Storage area.

First Floor Landing

Airing cupboard.

W.C

2' 6" x 7' 5" (0.764m x 2.252m)

Two uPVC double glazed windows to the rear elevation. Close coupled w.c. Tiled flooring.

Shower Room

5' 9" x 4' 7" (1.751m x 1.398m)

uPVC double glazed window to the rear elevation. Walk in shower with electric shower. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Central heating towel radiator.

Bedroom One

10' 8" x 13' 11" (3.261m x 4.245m)

uPVC double glazed window to the front elevation. Built in wardrobe.

Bedroom Two

12' 1" x 10' 4" into wardrobe (3.676m x 3.160m)

uPVC double glazed window. Built in cupboard.

Bedroom Three

6' 11" x 10' 9" (2.111m x 3.283m)

uPVC double glazed window to the rear elevation. Built in cupboard.

Outside

The property offers gardens to both the front and rear elevations, with the rear garden containing the oil tank. A garage is located within a block of garages a short walk from the property.

Tenure

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

Services

All mains services with the exception of mains gas 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.

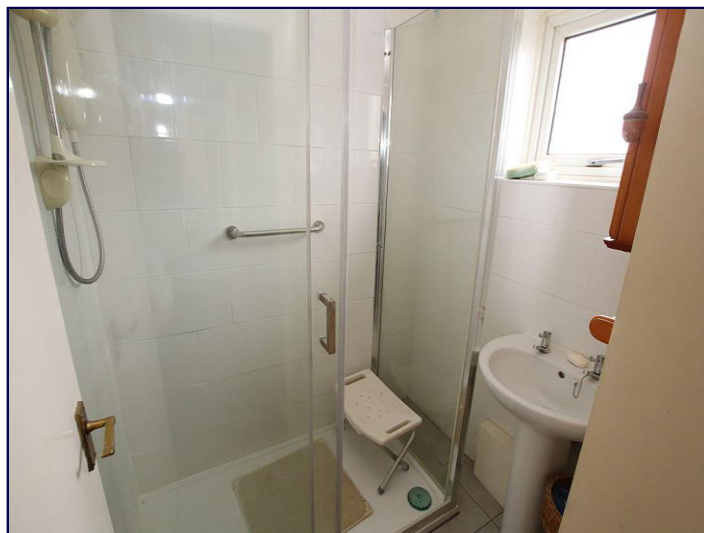
Property Management

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 KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
43.2 sq.m. (465 sq.ft.) approx.

1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 83.5 sq.m. (899 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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