



# 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



Brereton Avenue

Cleethorpes  
DN35 7RG

Offers in the Region Of  
£95,000

**NO CHAIN - SPACIOUS MODERN FAMILY HOME** - An ideal opportunity to purchase a spacious and neutral mid terrace property which is located within the popular seaside town of Cleethorpes. Ideal for a young family or even a buy to let investor, this property comes with viewing highly advised. Located within close proximity to local amenities and schools. Internal viewing will reveal the entrance hall, lounge, sitting room, dining room and kitchen all to the ground floor. To the first floor there are three double bedrooms and a bathroom. Externally there are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Entrance Hall

Entering the property reveals a radiator and laminate flooring. There is also access to the under stairs cupboard.

### Lounge

12' 11" x 11' 5" (3.94m x 3.49m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. The room then provides access open plan into the sitting room.

### Sitting Room

12' 11" x 9' 5" (3.94m x 2.86m)

The sitting room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

### Dining Room

17' 3" x 9' 7" (5.27m x 2.93m)

The dining room has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a fitted cupboard.

### Kitchen

11' 5" x 9' 11" (3.49m x 3.02m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the side and laminate flooring. There is also a

range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

### First Floor Landing

With a built in cupboard and a carpeted floor.

### Bedroom One

13' 0" x 14' 11" (3.95m x 4.55m)

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

### Bedroom Two

12' 11" x 9' 5" (3.94m x 2.87m)

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

### Bedroom Three

10' 2" x 9' 8" (3.11m x 2.94m)

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

### Bathroom

6' 1" x 6' 7" (1.85m x 2.00m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath.

## Outside

The front garden is accessed through a gate and is low maintenance. The rear garden is again low maintenance with perimeter walls/fencing with a gate and also a patio area ideal for alfresco dining.

## 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.

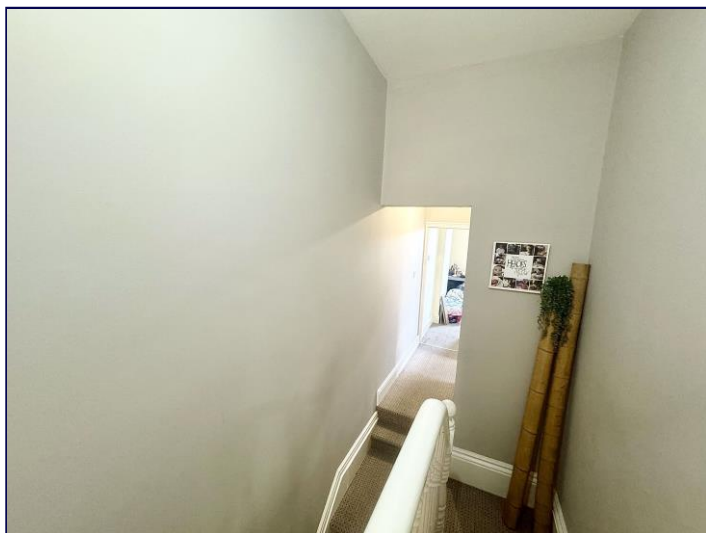
## Property Management

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  
60.1 sq.m. (647 sq.ft.) approx.

1ST FLOOR  
48.7 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA: 108.8 sq.m. (1171 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		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**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 enquires, 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.