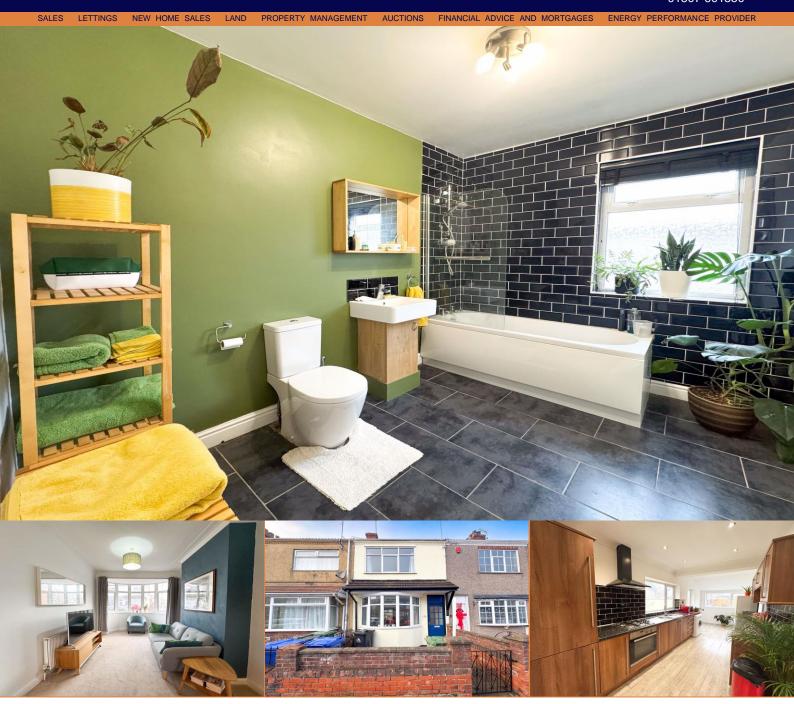
# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



**Bramhall Street** 

Cleethorpes DN35 7QU

£90,000

IDEAL FIRST TIME BUY OR YOUNG FAMILY HOME - FRESH AND MODERN FINISH THROUGHOUT - Crofts estate agents are delighted to offer for sale this spacious mid terrace property which resides within the popular town of Cleethorpes. Ideally located near to local amenities and schools, there are also bus links nearby and also great road links. Internal viewing will reveal the spacious lounge-diner, kitchen, two double bedrooms and the bathroom. With gardens to the front and rear the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: Email: Immingham: Email: Louth\_\_\_: info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









# **Entrance Hallway**

Entering the property through the front door reveals a radiator and laminate flooring.

## Lounge

11' 4" x 10' 3" (3.46m to bay x 3.12m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. The lounge then flows into the dining room.

# **Dining Room**

12' 3" x 10' 8" (3.74m x 3.25m)

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

## Kitchen

20' 0" x 7' 10" (6.10m x 2.39m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the side, a radiator and laminate flooring. There is also a fitted kitchen with plenty of counter space, a sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

# First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

## **Bedroom One**

11' 4" x 13' 7" (3.45m x 4.13m)

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

## **Bedroom Two**

12' 6" x 8' 2" (3.80m x 2.48m)

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

# **Bathroom**

10' 6" x 7' 10" (3.19m x 2.40m)

The bathroom has an opaque window to the rear elevation, a radiator and a tiled floor. There is also a white suite with a WC, basin and a bath with a mains shower and glass screen over.

# Outside

With a tidy low maintenance front garden accessed through a gate with perimeter brick walls. The rear garden is enclosed with perimeter brick walls and fencing with a gate to the rear passage way, a tidy lawn with established shrubs and a patio area ideal for alfresco dining.



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#### **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 websitewww.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.

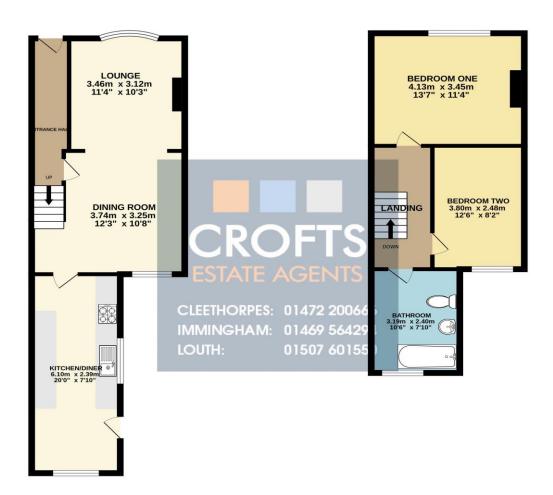
## **Mortgage and Financial Advice**

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 MORTAGE OR OTHER LOAN SECURED ON IT.







## TOTAL FLOOR AREA: 81.5 sq.m. (877 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained been, measurement of donor, windows, comes and any effect items are appearanted end or responsible) 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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