



CROFTS ESTATE AGENTS

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



Blundell Avenue

Cleethorpes
DN35 7PU

Offers in the Region Of
£109,950

SUPERB MID TERRACE HOME - IDEAL FOR A YOUNG FAMILY - FANTASTIC FITTED KITCHEN - Crofts estate agents are delighted to offer for sale this superb and spacious mid terrace property which is located within the town of Cleethorpes. Ideal for a first time buyer or young family this property comes with viewing highly advised. Nearby to a wide variety of local amenities and schools as well as good road links. Internal viewing will reveal the entrance hall, lounge, sitting room, kitchen-diner, three bedrooms and the bathroom which boasts a four piece suite. With low maintenance gardens to the front and rear and 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 :

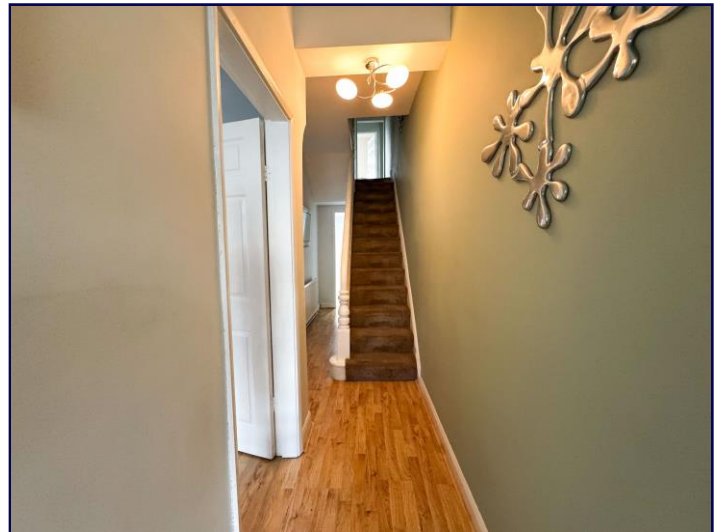
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance Hall

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

Lounge

11' 10" x 11' 8" (3.61m x 3.55m)

The lounge has a bay window to the front elevation, a radiator and laminate flooring.

Sitting Room

12' 3" x 9' 10" (3.74m shortest point x 2.99m)

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

Kitchen/Diner

27' 0" x 9' 5" (8.24m x 2.88m)

The kitchen-diner has a bay window and a window to the side elevation, French doors to the rear, a radiator and LVT flooring. There is a fantastic fitted kitchen with plenty of counter space, a one and a half sink and drainer and integral appliances include a dish washer, washing machine, fridge-freezer, two electric ovens, a five ring induction hob and an extractor over. There is also space for a dining table and an inset electric fire.

First Floor Landing

With access to the loft and a carpeted floor.

Bedroom One

11' 11" x 15' 2" (3.62m x 4.62m)

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

Bedroom Two

12' 3" x 9' 10" (3.73m x 2.99m)

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

Bedroom Three

7' 0" x 9' 4" (2.13m x 2.85m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. The boiler is also in this room.

Bathroom

8' 6" x 6' 4" (2.58m x 1.93m)

The bathroom has two opaque windows to the side elevation, partially tiled walls, a heated towel rail and a tiled floor. There is also a superb four piece suite with a WC, basin, free standing bath and a shower cubicle with a mains shower.

Outside

With a small walled garden to the front. The rear garden is low maintenance with a patio area ideal for alfresco dining, artificial grass and perimeter fencing.

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

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

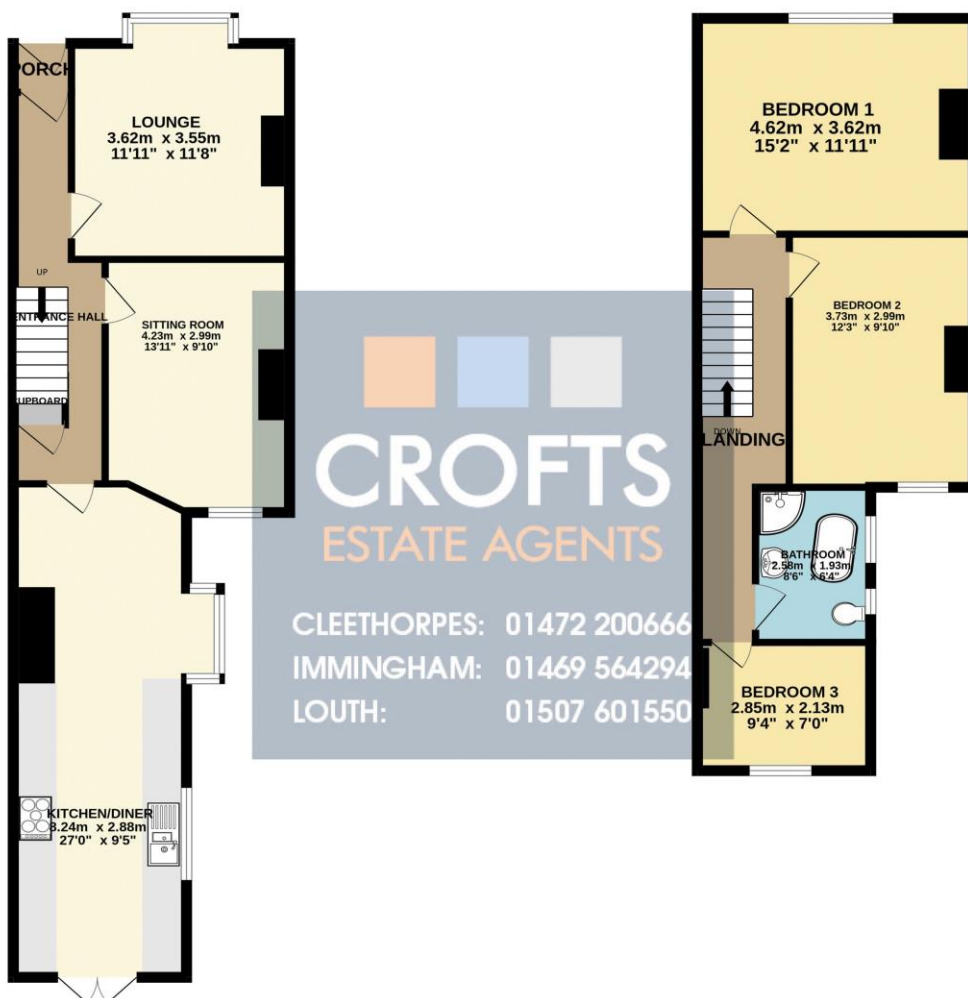
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
56.5 sq.m. (608 sq.ft.) approx.

1ST FLOOR
47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA : 103.8 sq.m. (1117 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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