



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

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



Stevenson Place

Cleethorpes
DN35 9JH

Offers in the Region Of
£160,000

NO FORWARD CHAIN - IDEAL FOR A YOUNG FAMILY - POPULAR LOCATION - GARAGE, DRIVEWAY AND OUTBUILDINGS - Crofts estate agents are delighted to offer for sale this spacious semi detached property which is located within a popular location. Situated near to local schools and also a five minute drive from the town centre, this property is sure to be popular. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, three bedrooms and the bathroom. With a generous garage, gates driveway, gardens to the front and rear and secure storage and a WC. 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

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Entrance Hall

Entering the property reveals a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs storage cupboard.

Lounge

10' 9" x 13' 3" (3.28m to bay x 4.05m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

10' 8" x 9' 6" (3.26m x 2.90m)

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

Kitchen

10' 8" x 10' 8" (3.26m x 3.24m)

The kitchen has a window and door to the rear elevation, a radiator and vinyl flooring. There is also a fitted kitchen with a sink and drainer.

First Floor Landing

The first floor landing has access to the loft, a carpeted floor and a built in storage cupboards.

Bedroom One

10' 9" x 13' 4" (3.28m x 4.06m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in storage cupboard.

Bedroom Two

10' 9" x 10' 11" (3.27m x 3.33m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in storage cupboard.

Bedroom Three

10' 9" x 7' 2" (3.28m x 2.18m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also a built in storage cupboard.

Bathroom

5' 5" x 9' 7" (1.66m x 2.92m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and a carpeted floor. There is also a WC, basin and a bath with an electric shower over.

Lobby

Off the kitchen with a door to the rear garden and access to the a storage cupboard and WC.

WC

2' 7" x 6' 11" (0.80m x 2.11m)

The WC has an opaque window to the side elevation and a WC.

Outbuilding

6' 11" x 7' 3" (2.11m x 2.21m)

With an opaque window to the rear elevation, plumbing for a washing machine and electrics.

Outside

A gated driveway provides off road parking, access to the garage and also a small lawn. The rear garden has a further lawn, established shrubs, perimeter fencing and a large decked area and patio, both 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

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.

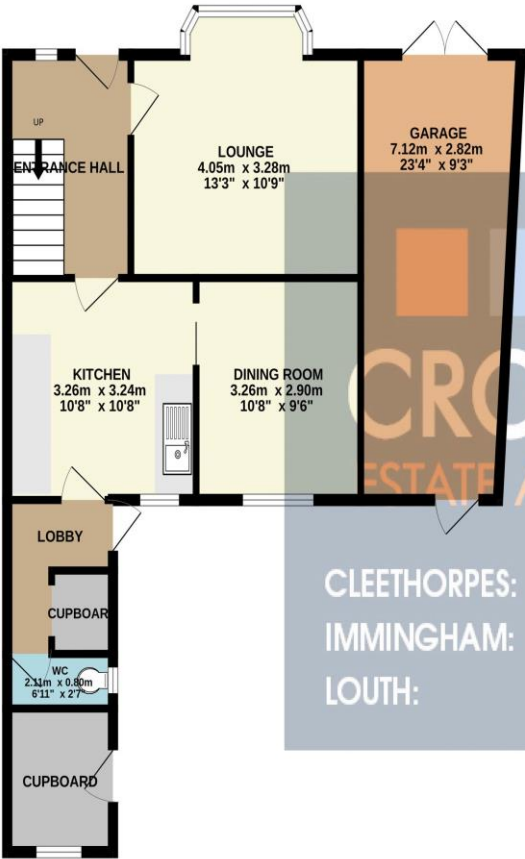
Mortgage and Financial Advice

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

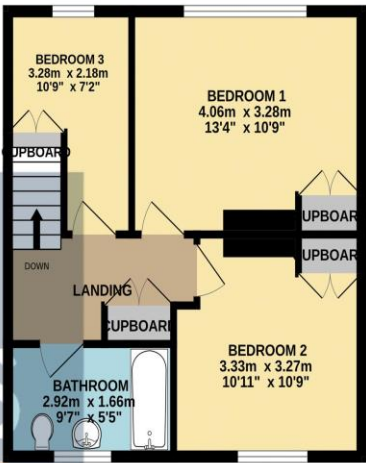
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
68.8 sq.m. (740 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (430 sq.ft.) approx.



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LOUTH: 01507 601550

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.
Made with Metroplex 6/2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 c	
55-68	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.