



CROFTS ESTATE AGENTS

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01472 200666

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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
£107,500

Crofts estate agents are delighted to offer for sale this spacious and modern mid terrace property which has undergone a thorough scheme of modernisation by the current owners. Located within the town of Cleethorpes, overlooking Sidney park and nearby to a wide variety of local amenities and schools. Internal viewing will reveal the entrance hall, lounge, sitting room, dining room and kitchen all to the ground floor. The first floor reveals three double bedrooms and the bathroom with a FOUR piece suite. Externally there are 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

www.croftsestateagents.co.uk



Entrance Hall

Entering through the entrance porch into the hall reveals a radiator and laminate flooring.

Lounge

12' 11" x 11' 5" (3.94m x 3.47m)

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

Sitting Room

12' 10" x 9' 5" (3.92m x 2.86m)

Off the lounge the sitting room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

15' 11" x 9' 7" (4.85m x 2.92m)

The dining room has two windows to the side elevation, a radiator and laminate flooring.

Kitchen

13' 9" x 9' 7" (4.19m x 2.93m)

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

First Floor Landing

The first floor landing has a carpeted floor and built in cupboard.

Bedroom One

12' 11" x 14' 11" (3.94m x 4.55m)

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

Bedroom Two

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

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

Bedroom Three

10' 4" x 9' 9" (3.16m x 2.96m)

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

Bathroom

15' 3" x 6' 6" (4.66m x 1.99m)

The bathroom has an opaque window to the side elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a FOUR piece suite with a WC, basin, bath and walk in shower enclosure with a mains shower. There is also access to the loft.

Outside

The front is accessed through a gate and enclosed by perimeter brick walls. The rear garden is low maintenance with a patio area ideal for alfresco dining, an area with artificial grass and perimeter brick walls and fencing with a gate to the rear passage way.

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

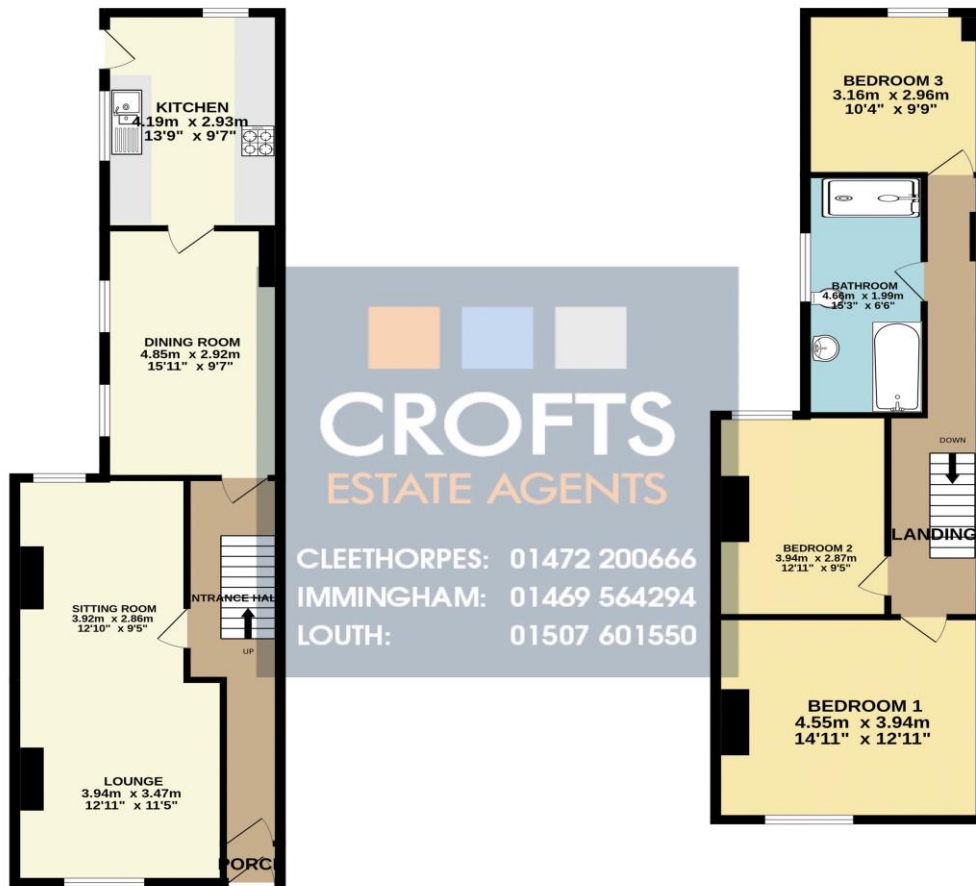
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
59.6 sq.m. (642 sq.ft.) approx.

1ST FLOOR
56.0 sq.m. (602 sq.ft.) approx.



TOTAL FLOOR AREA : 115.6 sq.m. (1244 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		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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