



CROFTS ESTATE AGENTS

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



Curzon Avenue

Cleethorpes
DN35 9HQ

Offers in the Region Of
£179,950

NO FORWARD CHAIN - LARGER PLOT - BRICK GARAGE - Crofts estate agents are delighted to offer for sale with **NO FORWARD CHAIN** this spacious semi detached bungalow which is located within the town of Cleethorpes's. Originally a three bedroom, the third bedroom is now a dining area but could be put back to a bedroom with little work. Requiring a scheme of modernisation, this property has the bonus of a conservatory which was fitted after 2020. Nearby there are a wide variety of local amenities and also local town centres nearby. Internal viewing will reveal the entrance hall, lounge, kitchen, conservatory, two bedrooms and the shower room which has a modern suite. Externally there are gardens to the front and rear with off road parking on the driveway and also the garage. 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 through the entrance porch reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge

16' 6" x 10' 7" (5.04m x 3.23m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining area

7' 9" x 6' 11" (2.37m x 2.11m)

The dining area, originally bedroom three, has a window to the side elevation, a radiator and a carpeted floor.

Kitchen

14' 1" x 11' 3" (4.29m x 3.43m)

The kitchen has a window to the rear elevation, door and window to the conservatory, two radiators and carpet floor tiles. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

Conservatory

8' 8" x 10' 2" (2.65m x 3.09m)

The conservatory has tri aspect windows, dual aspect windows to the rear and side elevation and carpet floor tiles.

Bedroom One

12' 7" x 10' 7" (3.84m x 3.22m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and fitted wardrobes.

Bedroom Two

10' 1" x 10' 2" (3.07m x 3.09m)

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

Shower Room

6' 8" x 5' 4" (2.02m x 1.63m)

The shower room has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a shower cubicle with an electric shower.

Garage

19' 0" x 9' 4" (5.80m x 2.84m)

The garage has an up and over door, window to the side elevation and electrics.

Outside

To the front there is a tidy garden area and a driveway providing off road parking. Gates open to reveal the rear garden with a great space with a vast lawn and established shrubs. There is also a patio area ideal for alfresco dining, a summer house, green house 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 B: 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.

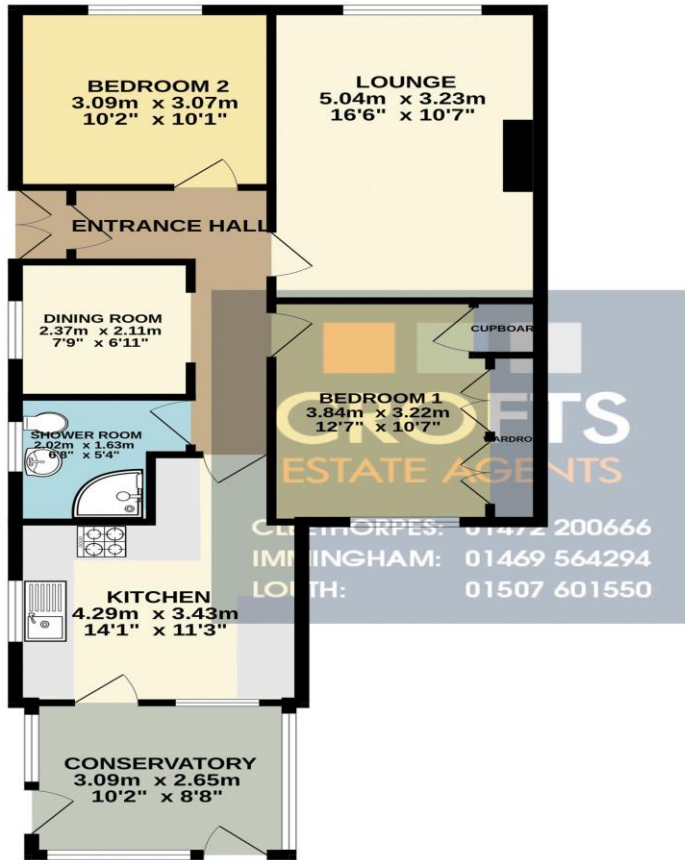
Mortgage and Financial Advice

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
74.6 sq.m. (803 sq.ft.) approx.



TOTAL FLOOR AREA: 74.6 sq.m. (803 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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