



# CROFTS ESTATE AGENTS

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



**Bramhall Street**

**Cleethorpes  
DN35 7QY**

**Offers in the Region Of  
£144,950**

Coming to the market with NO FORWARD CHAIN is this well presented three bedroom semi detached house. The property is well situated on a quiet cul-de-sac only a short distance from local schooling, parks, amenities and transport links. Internally the property requires a certain degree of modernisation it does benefit from a modern recently completed shower room to the first floor. Briefly comprising entrance hall, lounge, dining room, kitchen, good sized ground floor storage cupboard that could be converted to a ground floor cloakroom and sun room extension to the rear. Upstairs stairs and landing lead to two good sized doubles and one single room plus the shower room. Outside there is a south facing rear garden with patio areas with long frontage offering three off road parking spaces.

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### Entrance hall

uPVC frosted front door with two frosted side windows, understairs storage cupboard, pink decor, pattern carpet, radiator, pendant light and plate rail.

### Lounge

10' 9" x 10' 10" (3.27m x 3.29m)

With uPVC bay window with blinds, cream decor, to coving with feature wall, pattern carpet, gas fire and ceiling light.

### Dining room

15' 4" x 9' 8" (4.67m x 2.94m)

A large dining room has flexible usage with aluminium sliding door and window to the rear, gas fire with wood surround, pattern carpet, green, cream and white decor, plate rail and pendant light.

### Kitchen

12' 11" x 6' 6" (3.93m x 1.97m)

Wood wall and base units to two sides with brown work top and sink drainer over, gas hob and oven grill, brown splash back tiling, breakfast bar, light brown tile effect vinyl, frosted wood door to the side, two strip lights and two uPVC windows.

### Lean to utility

13' 6" x 7' 3" (4.11m x 2.20m)

A simple wood and clear corrugated wood lean to, houses appliances and provides access through front front to back.

### Sun room

5' 6" x 8' 10" (1.68m x 2.70m)

A small rear extension has solid room with windows and central uPVC door to the rear garden. The room has pink carpet, blinds and pendant light.

### Stairs and landing

uPVC window to the side, pink decor, grey carpet, pendant light and loft access.

### Bedroom One

10' 7" x 10' 10" (3.23m x 3.31m)

The main bedroom has grey carpet, cream decor, uPVC bay window, radiator, pendant light and built in storage.

### Bedroom Two

11' 0" x 8' 10" (3.35m x 2.70m)

With more built in storage, brown carpet, pink decor, radiator, uPVC window to the rear and biscuit colour carpet.

### Bedroom Three

7' 9" x 7' 6" (2.35m x 2.29m)

With cream decor, pattern carpet, built in storage, pendant light, radiator and uPVC window.

#### **Shower room**

5' 5" x 5' 4" (1.66m x 1.63m)

A modern shower room has full width shower, WC, vanity sink, uPVC frosted window, white sparkle aqua boarded walls, ceiling light, grey wood effect vinyl floor and chrome towel radiator.

#### **Rear garden**

The south facing rear garden has concrete, slab and block paved patio areas with neat lawn and well stocked soil borders. There is a timber shed and walls to the sides and rear.

#### **Front garden and driveway**

The front has a long garden and open fronted driveway providing parking for three cars on a slab driveway. The garden is laid to lawn with well stocked soil borders.

#### **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](http://www.voa.gov.uk/cti)

#### **Free Valuations**

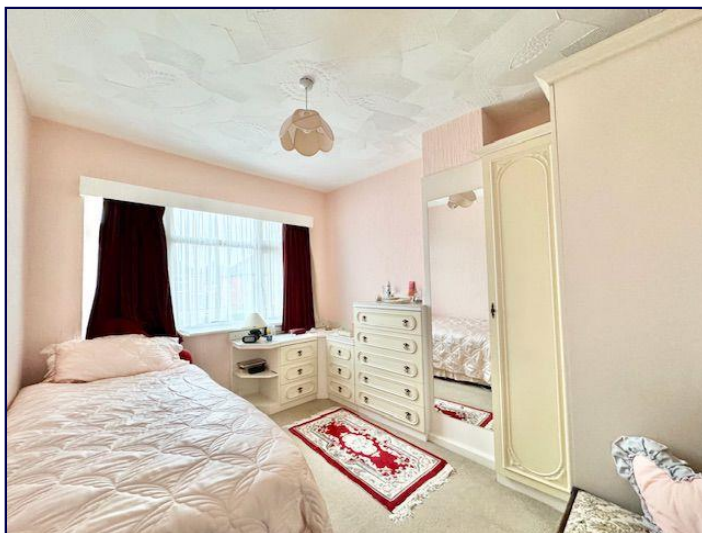
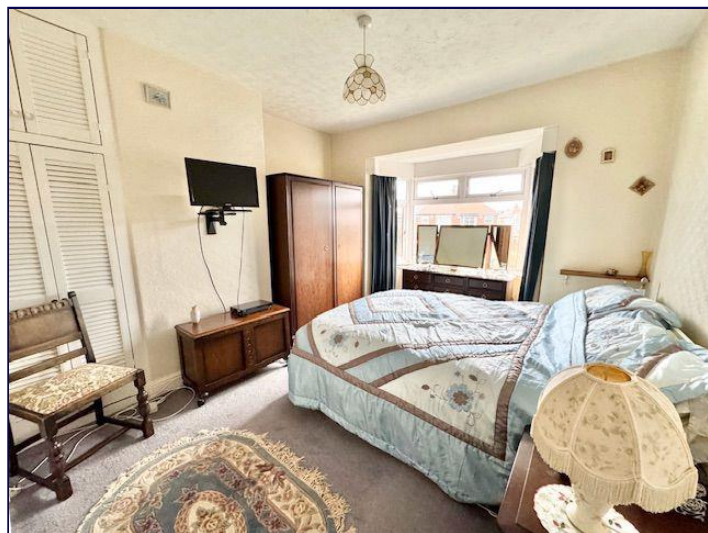
We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

#### **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**

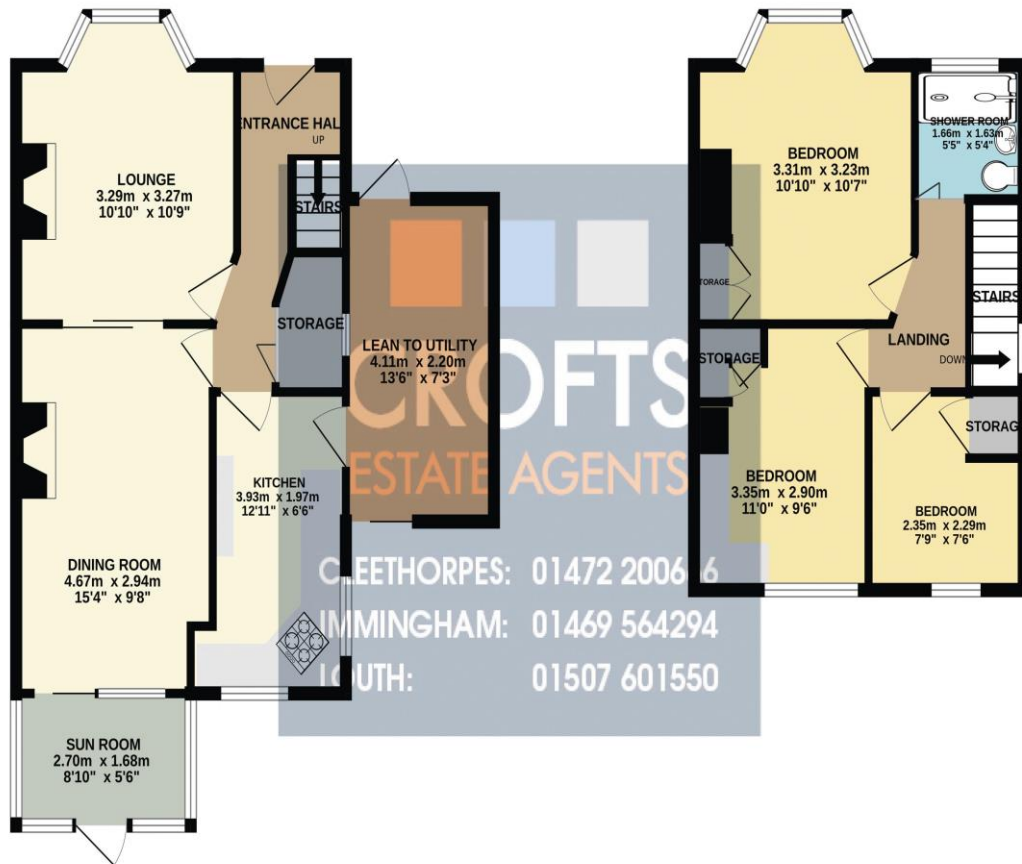
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters





GROUND FLOOR  
52.3 sq.m. (563 sq.ft.) approx.

1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 85.2 sq.m. (918 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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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