

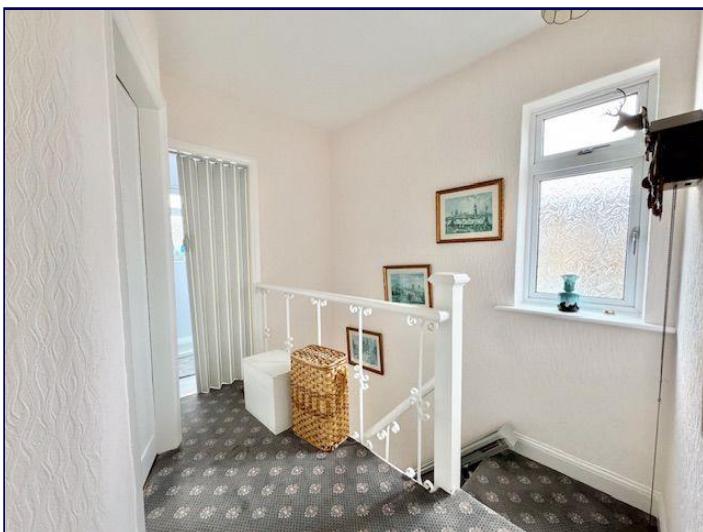


Bramhall Street

Cleethorpes
DN35 7QY

**Offers in the Region Of
£134,950**

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 t 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.



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

Free Valuations

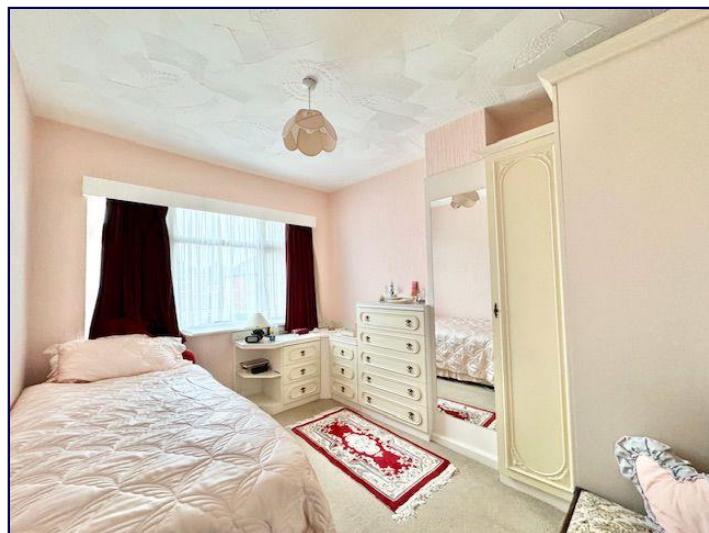
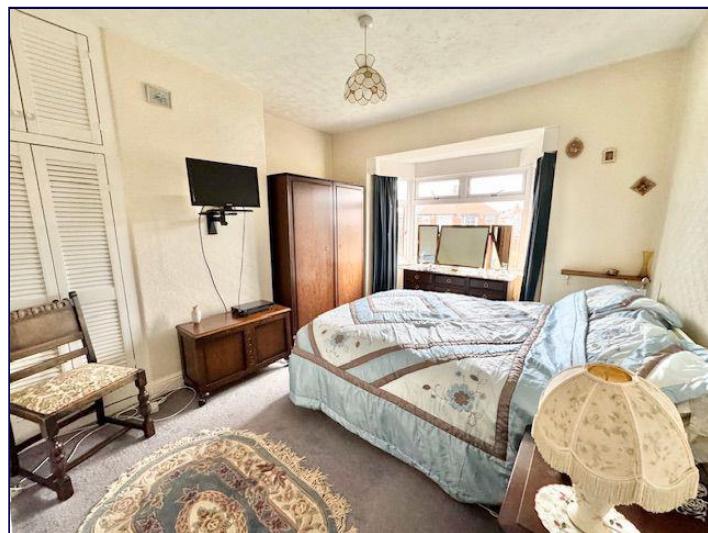
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.

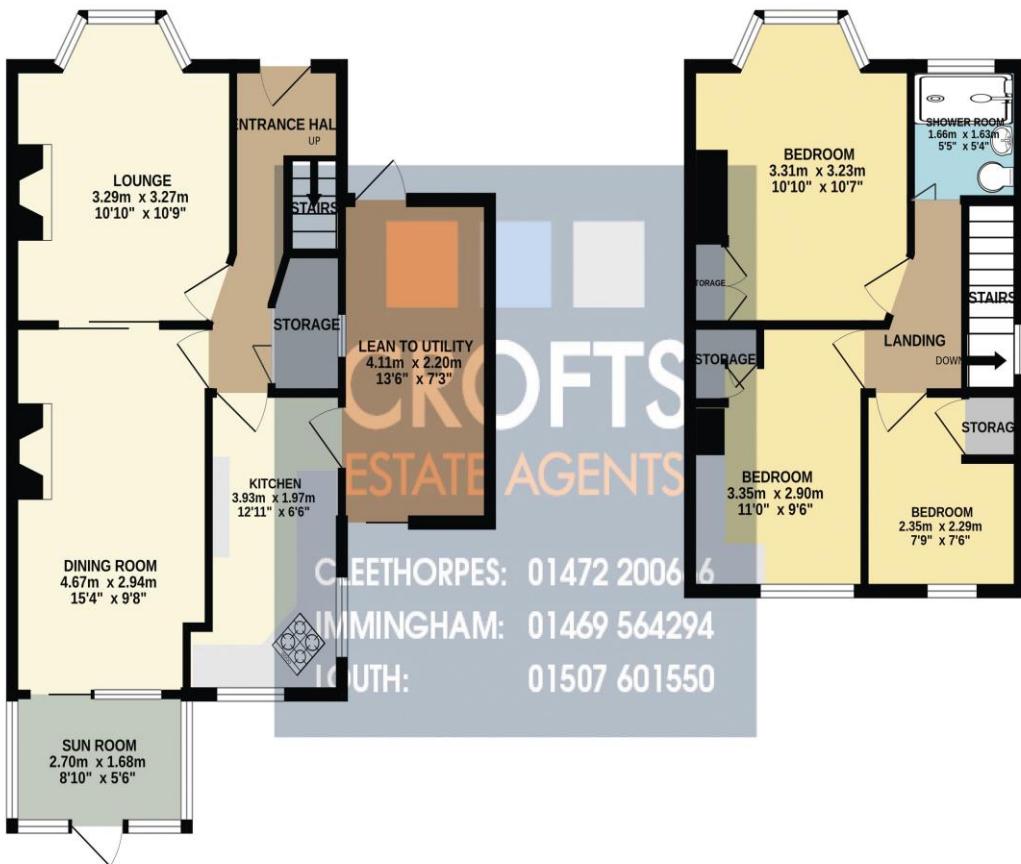
Mortgage and Financial Advice

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



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 indicative purposes only and should be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 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 enquiries, 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.