



# CROFTS ESTATE AGENTS

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



St. Heliers Road

Cleethorpes  
DN35 7LG

Offers in the Region Of  
£120,000

Early viewing is highly advised on this beautifully presented three double bedroom mid terrace property which creates an ideal purchase for those looking for that ready to move into home. Beautifully refurbished and presented throughout this superb home benefits from gas central heating and uPVC double glazing, with the accommodation briefly comprising entrance, living room, dining room, modern kitchen and ground floor bathroom. To the first floor there is the landing and three well presented bedrooms all of which can accommodate a double bed. Front and rear gardens. No forward chain on the vendors side.

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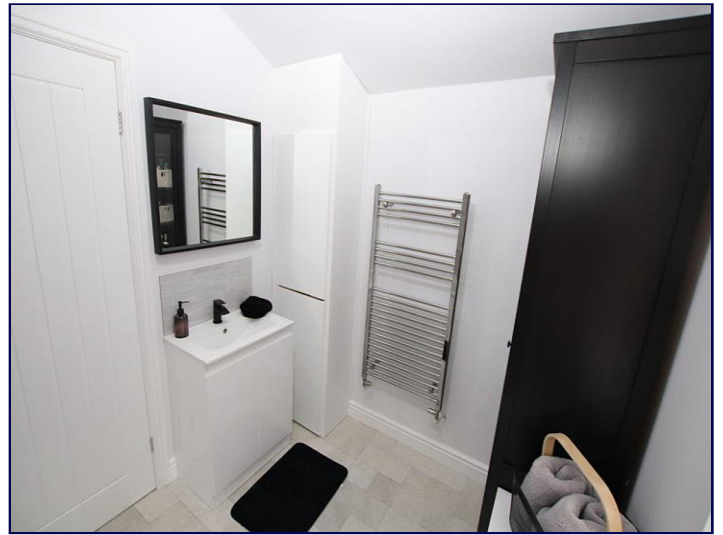
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### Entrance

Decorative glazed entry door to the front elevation with adjoining side glazed panel. Central heating radiator. Staircase to the first floor. Opens to the lounge.

### Lounge

13' 7" into bay x 9' 7" (4.131m x 2.918m)

Pleasantly presented and having walk in uPVC double glazed bay window to the front elevation. Coving and rose to the ceiling. Decorative open fireplace with tiled hearth. Central heating radiator.

### Dining Room

11' 2" x 13' 0" (3.405m x 3.955m)

uPVC double glazed window to the rear elevation. Central heating radiator. Understairs storage cupboard. Open decorative fireplace.

### Kitchen

11' 5" x 8' 8" (3.479m x 2.63m)

This lovely modern kitchen is fitted with an excellent array of wall and base units with complementary roll edged work surfacing with inset one and a half sink and drainer and under lighting to the wall units. Integrated oven and four ring electric hob with brushed steel chimney extractor over. Plumbing and space for a washing machine / dryer and space to accommodate a larder styled fridge freezer. uPVC double glazed window to the side elevation.

### Bathroom

6' 7" x 8' 9" (2.019m x 2.667m)

This lovely bathroom is fitted with a vanity wash hand basin, w.c and panelled bath with shower screen and shower over. Splashback tiling. Tiled flooring. uPVC double glazed window to the rear elevation. Central heating towel radiator. Cupboard housing the recently installed gas boiler.

### First Floor Landing

Loft access to the ceiling

### Bedroom One

11' 2" x 13' 0" (3.412m x 3.973m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Storage cupboard. Central heating radiator.

### Bedroom Two

11' 2" x 11' 2" (3.410m x 3.4m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Three

11' 6" x 8' 7" (3.494m x 2.628m)

The third and final bedroom can again accommodate a double bed and has a uPVC double glazed window to the rear elevation. Central heating radiator.



**Outside**

The property benefits from low maintenance front and rear gardens with the rear enjoying the afternoon and evening sun.

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

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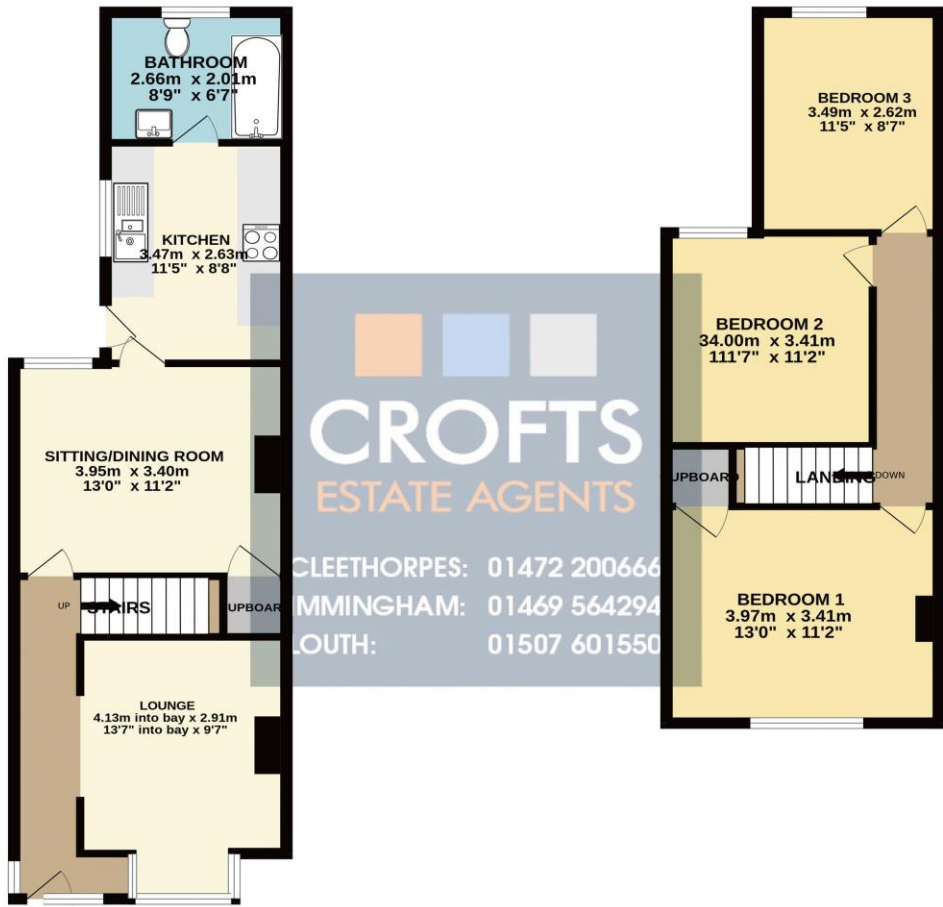
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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