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



Lestrangle Street

Cleethorpes
DN35 7HF

Offers in the Region Of
£100,000

Crofts Estate Agents are pleased to bring to the market, this well proportioned two bedroom mid terrace house. Only a short distance from Grimsby Road and its ample amenities and transport link, this property is only a short distance from Cleethorpes promenade and sea front with its quaint seafront shops and boutique cafe bars. The property briefly comprises open plan lounge dining room and breakfast kitchen. Upstairs consists of two bedrooms and family bathroom. To the rear there is a good sized garden with two patio areas and small low maintenance garden to the front.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance porch

3' 0" x 2' 11" (0.91m x 0.88m)

With a small entrance porch offering uPVC frosted front door, wood floor, half black and white tiled walls and

Entrance hall

10' 8" x 2' 11" (3.24m x 0.88m)

With decorated walls leading to a longer hallway with turquoise decor, radiator, carpet and pendant light.

Breakfast kitchen

17' 0" x 7' 10" (5.19m x 2.40m)

A good sized room with a good range of cream wall and base units to both sides with wood roll top work top over. The kitchen has an integral gas hob and electric over grill with space for other appliances including tall fridge freezer, washing machine and dryer. The room has white splash back tiling, cream decor, wood effect vinyl floor, radiator, two uPVC windows with blinds and uPVC frosted door to the back garden.

Lounge

13' 9" x 13' 2" (4.20m x 4.02m)

Open plan to the dining area this area is currently used as the lounge and has neutral decor, uPVC window to the rear, laminate flooring, coving, radiator and ceiling light.

Dining room

10' 10" x 9' 10" (3.30m x 2.99m)

The dining area could easily be switched with the lounge area depending on preference and currently has uPVC bay window, original coving, radiator, cream decor, brown carpet, pendant light, vertical blinds and wood fire surround with electric fire.

Bedroom One

10' 10" x 13' 2" (3.31m x 4.01m)

A good sized main bedroom which has uPVC window to the front, brown carpet, cream decor to coving, feature wall, pendant light and radiator.

Bedroom Two

13' 1" x 7' 10" (3.99m x 2.38m)

The second bedroom is another double room which has colourful decor, brown carpet, pendant light, uPVC window to the rear and radiator.

Family Bathroom

6' 6" x 7' 10" (1.97m x 2.40m)

The bathroom is split into two parts with the first part offering the WC and sink with half metro tiled walls with grey decor over, uPVC window to the side, radiator, grey vinyl wood effect flooring and frosted uPVC window to the side.

Bathroom part two

4' 11" x 7' 11" (1.50m x 2.41m)

The second part of the bathroom has the matching white bath in it with shower over bath. The room has frosted uPVC window to the rear, white tiled splash backs ,grey wood effect vinyl flooring, built in storage cupboard, radiator and pendant light.

Rear garden

The rear garden is a good size and has two patio areas, concrete and slabbed, lawn garden area with timber fence and wall to the perimeter with timber gate to rear alley.

Front garden

A low maintenance front garden is laid to concrete with low walls to each side and iron gate to the pavement.

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

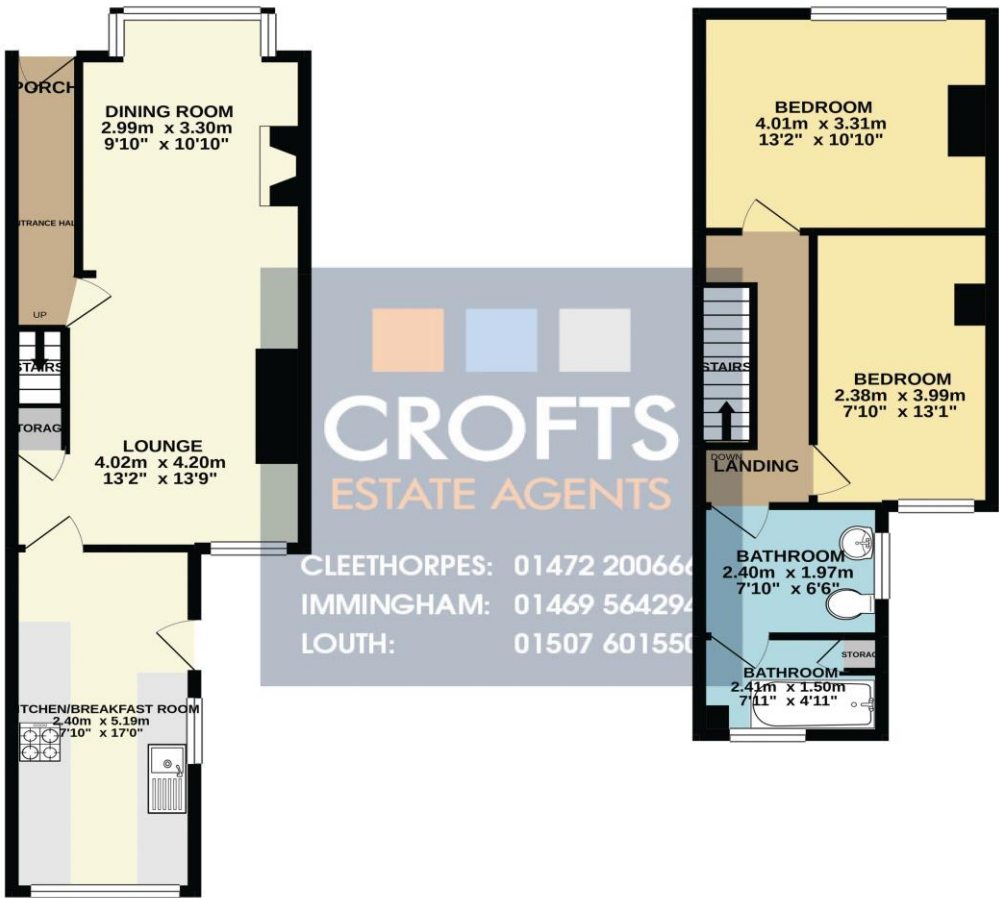
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
41.0 sq.m. (442 sq.ft.) approx.

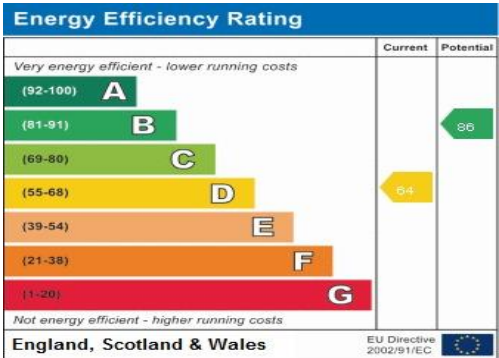
1ST FLOOR
36.3 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 77.3 sq.m. (832 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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