



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



## Brereton Avenue

Cleethorpes  
DN35 7RP

Offers in the Region Of  
£77,500

NO FORWARD CHAIN - IN NEED OF A SCHEME OF IMPROVEMENTS - IDEAL FOR A VARIETY OF BUYERS - Crofts estate agents are delighted to offer for sale this spacious mid terrace property which is located within a popular residential location within the town of Cleethorpes's. Ideal for a variety of buyers ranging from owner occupiers to private landlords, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools and also good bus and road links. Internal viewing will reveal the lounge, storing room, dining room and kitchen to the ground. With three double bedrooms and the bathroom to the first floor. Externally there are low maintenance gardens to the front and rear and 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

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring.

### Lounge

13' 1" x 11' 11" (3.98m to bay x 3.63m max)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

### Sitting Room

12' 10" x 9' 7" (3.91m x 2.91m max)

The sitting room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

### Dining Room

13' 3" x 9' 2" (4.05m x 2.80m to bay)

The dining room has a bay window to the side elevation, coving to the ceiling, a radiator and laminate flooring.

### Kitchen

9' 8" x 9' 3" (2.94m x 2.82m)

The kitchen has a window to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer and plumbing for a washing machine.

### Lobby

Before the kitchen with a door to the rear garden and also access to a large cupboard.

### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

15' 1" x 13' 0" (4.59m x 3.97m max)

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

### Bedroom Two

12' 10" x 9' 6" (3.92m x 2.89m max)

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

### Bedroom Three

10' 9" x 9' 4" (3.28m x 2.85m)

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

### Bathroom

5' 9" x 5' 9" (1.74m x 1.74m)

The bathroom has an opaque window to the side elevation, vinyl flooring and a three piece suite with a WC, basin and a bath.

## Outside

With a small low maintenance front garden. The rear garden is again low maintenance with a degree of privacy also. With a decked area and enclosed by perimeter walls and 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 A: 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.

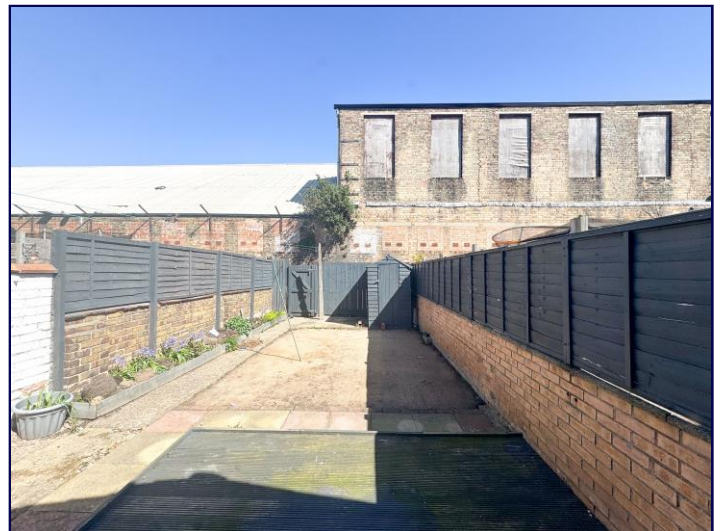
## Property Management

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

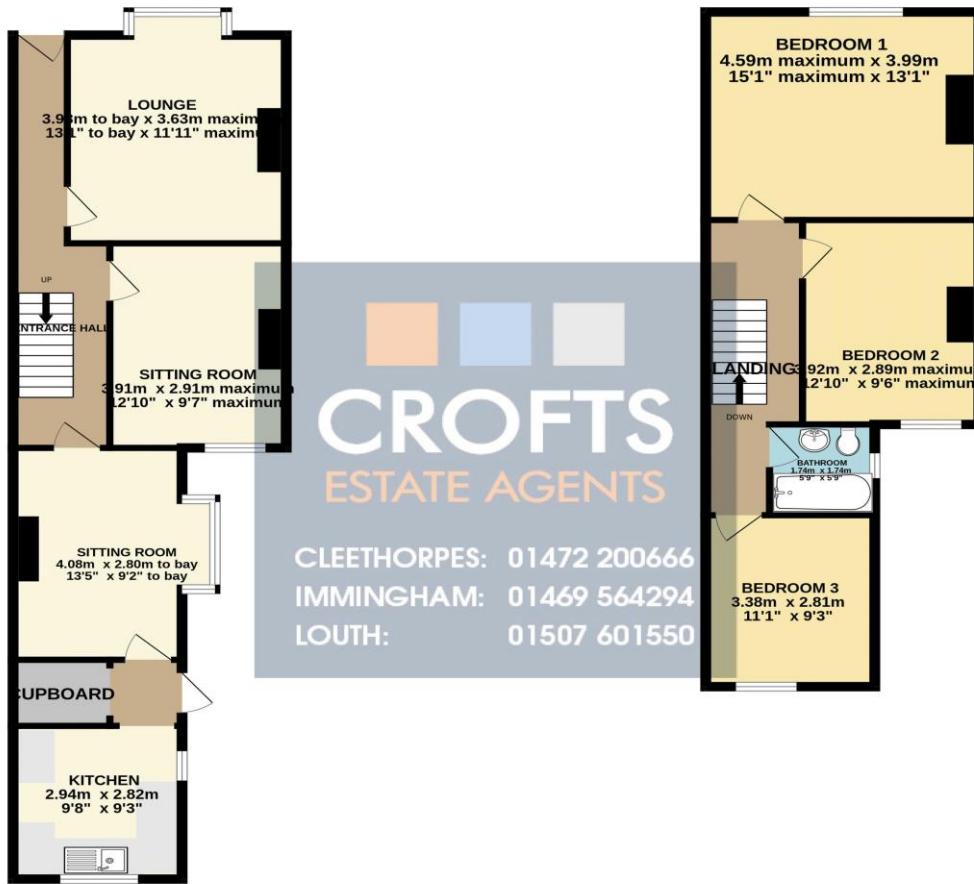
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
59.1 sq.m. (637 sq.ft.) approx.

1ST FLOOR  
48.7 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA: 107.9 sq.m. (1161 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.  
Made with Metroplex ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 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 enquires, 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.