



# 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



West Street

Cleethorpes  
DN35 8QA

£137,000

Creating an ideal first time property purchase, Crofts are happy to bring to the market this well presented three double bedroom mid terraced property found within this established residential location only a short stroll from St Peters Avenue with its abundance of shops and amenities and off course a short distance from the beach front. The property benefits from gas central heating and uPVC double glazing and has the added bonus of coming to the market with no forward chain on the vendors side. Internally the accommodation comprises entrance porch, hallway, lounge, dining room, breakfast kitchen which has the added bonus of a second staircase (servants stairs) leading to the first floor, utility, landing, bathroom and three bedrooms. Front and good sized rear garden which enjoys a sunny aspect.

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

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





### Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door through to the hallway. Coving to the ceiling.

### Hallway

With staircase leading to the first floor. Coving to the ceiling. Central heating radiator.

### Lounge

14' 8" x 12' 3" (4.460m x 3.723m) max  
Pleasantly presented and with coving to the ceiling, the lounge has a walk in uPVC double glazed bay window to the front elevation. Central heating radiator.

### Dining Room

12' 4" x 14' 0" (3.755m x 4.270m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Under stairs storage cupboard.

### Kitchen/Breakfast Room

17' 10" x 8' 4" (5.437m x 2.547m)  
Fitted with a range of wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring gas hob. Splashback tiling. uPVC double glazed window to the side

elevation. Central heating radiator. Door leading to the second staircase (servants stairs). Understairs storage cupboard.

### Utility

9' 2" x 5' 11" (2.783m x 1.805m)  
uPVC double glazed window and entry door to the side elevation. Central heating radiator. Work surfacing with space and plumbing for washing machine dishwasher and tumble dryer.

### First Floor Landing

The first of the landings has access to two of the bedrooms.

### Bedroom One

12' 4" x 14' 0" (3.753m x 4.255m)  
uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

### Bedroom Two

12' 4" x 14' 1" (3.768m x 4.280m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Door through to the bathroom, which can also be accessed via the second landing and the servant staircase.

### Bathroom

9' 10" x 5' 0" (3.008m x 1.531m)

With uPVC double glazed window to the side elevation, the bathroom is fitted with a panelled bath, close coupled w.c and a pedestal wash hand basin. Fitted extractor fan. Central heating radiator.

### Second Landing

With dog leg staircase leading from the kitchen and having doors to the bathroom and bedroom three.

### Bedroom Three

9' 6" x 8' 5" (2.888m x 2.575m)

uPVC double glazed window to the rear elevation. Central heating radiator. Ideal logic gas boiler.

### Outside

The property benefits from gardens to the front and rear elevations, with the rear garden being of a good size and enjoying a sunny aspect.

### 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.

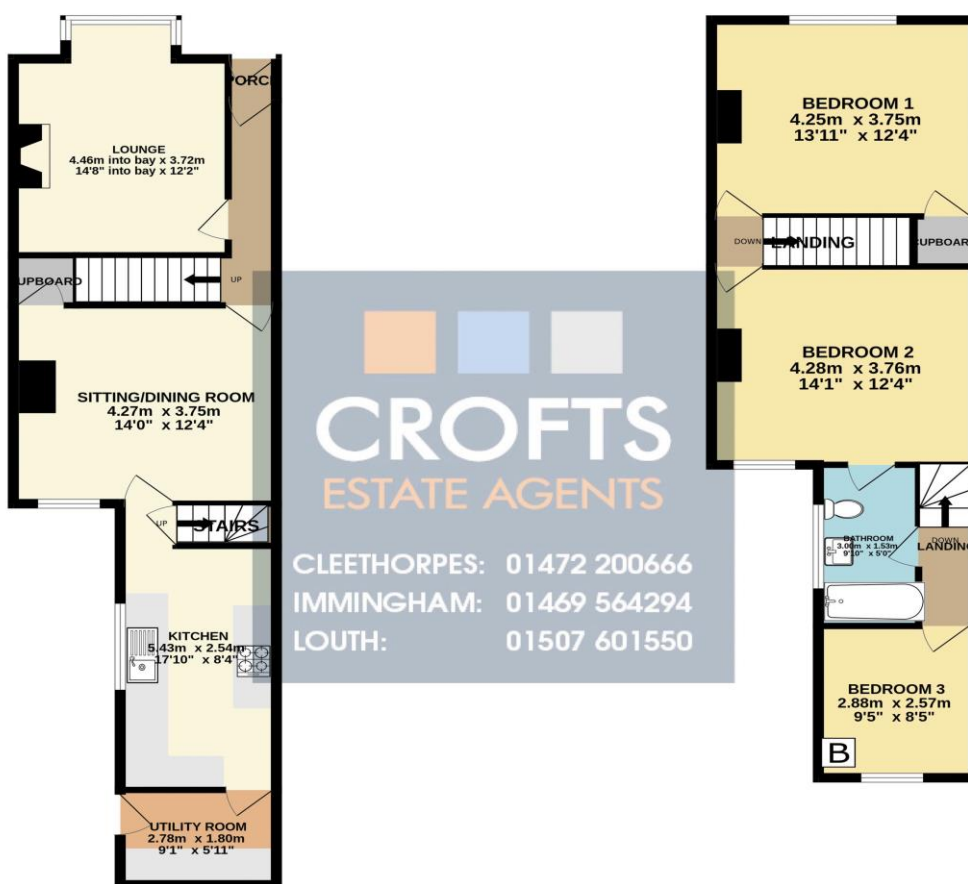
### Mortgage and Financial Advice

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



GROUND FLOOR  
54.5 sq.m. (586 sq.ft.) approx.

1ST FLOOR  
50.3 sq.m. (541 sq.ft.) approx.



TOTAL FLOOR AREA: 104.7 sq.m. (1127 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 Metroplan ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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.