



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



159 Brereton Avenue
Cleethorpes
DN35 7RG

£134,500

Offered for sale with no forward chain on the vendors side, we are pleased to be able to offer this three/four bedroom end terraced property which has a self contained commercial unit to the front of the ground floor. The accommodation on offer briefly comprises commercial unit to the ground floor which has two rooms, with the self contained living accommodation comprising kitchen/dining/living space, inner hallway, landing, three or four bedrooms and a bathroom. Garden area to the side and rear elevations and finally a good sized detached garage to the rear which has been re-roofed. Gas central heating and double glazing to the residential area and double glazing to the commercial unit.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Commercial unit Room One

14' 10" x 15' 8" (4.512m x 4.764m)

Offering uPVC double glazed window to the front and side elevations. Solid uPVC entry door. Currently used as a sewing/alteration business, but the tenant is looking to leave shortly.

Commercial Unit room Two

11' 9" x 12' 0" (3.582m x 3.652m)

Having wooden bay window to the side elevation. Central heating radiator. Picture rail to the walls. Doors through to the residential unit (although these have been sealed at the moment).

Kitchen/Diner/Living Area

26' 5" x 10' 5" (8.040m x 3.181m)

A well proportioned area which offers kitchen area which has a range of wall and base units with contrasting work surfacing with stainless steel sink and drainer. Gas cooker point. Plumbing for a washing machine. uPVC double glazed window to the rear and side elevations. Entry door to the side. The living/dining area has two central heating radiators and a uPVC double glazed bay window to the side elevation. Electric fire with surround.

Inner Hallway

12' 11" x 5' 1" (3.940m x 1.553m)

Central heating radiator. Staircase to the first floor with understairs cupboard.

First Floor Landing

Split level landing with storage cupboard.

Lounge or Bedroom

12' 1" x 14' 11" (3.684m x 4.541m)

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

Bedroom

One

14' 11" x 9' 6" (4.541m x 2.884m)

uPVC double glazed window to the side elevation. Central heating radiator. Coving to the ceiling.

Bathroom

6' 2" x 7' 4" (1.882m x 2.236m)

uPVC double glazed window to the side elevation. Loft access to the ceiling. Equipped with a pedestal wash hand basin, low level w.c and a panelled bath with screen and shower. Splashback tiling. Central heating radiator.

Bedroom Two

8' 11" x 7' 5" (2.717m x 2.257m)

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

Bedroom Three

10' 4" x 10' 5" (3.154m x 3.166m)

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

Outside

Low maintenance garden with gated access to the rear and side elevations.

Garage

15' 6" x 14' 7" (4.714m x 4.433m)

Offering two up and over doors and having internal light and power. Window to the side elevation. Personal door to the side elevation.



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.

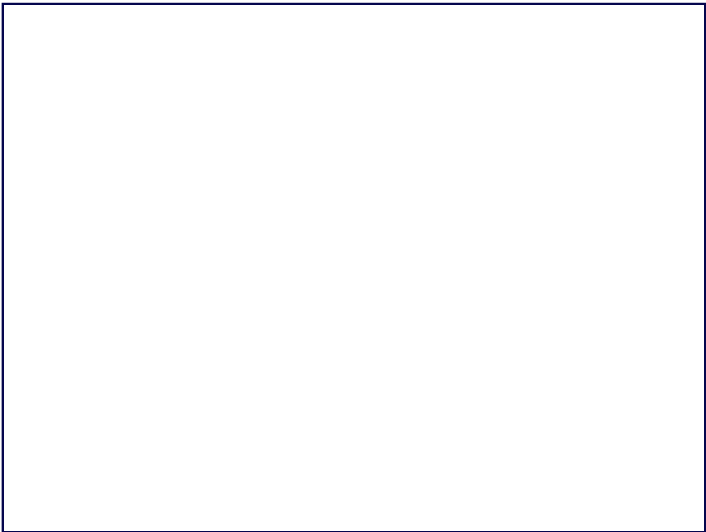
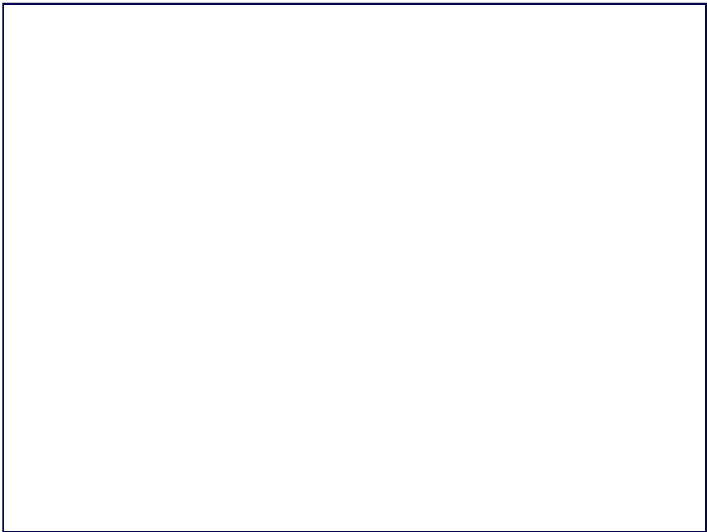
Viewings

Please contact the relevant marketing office and 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



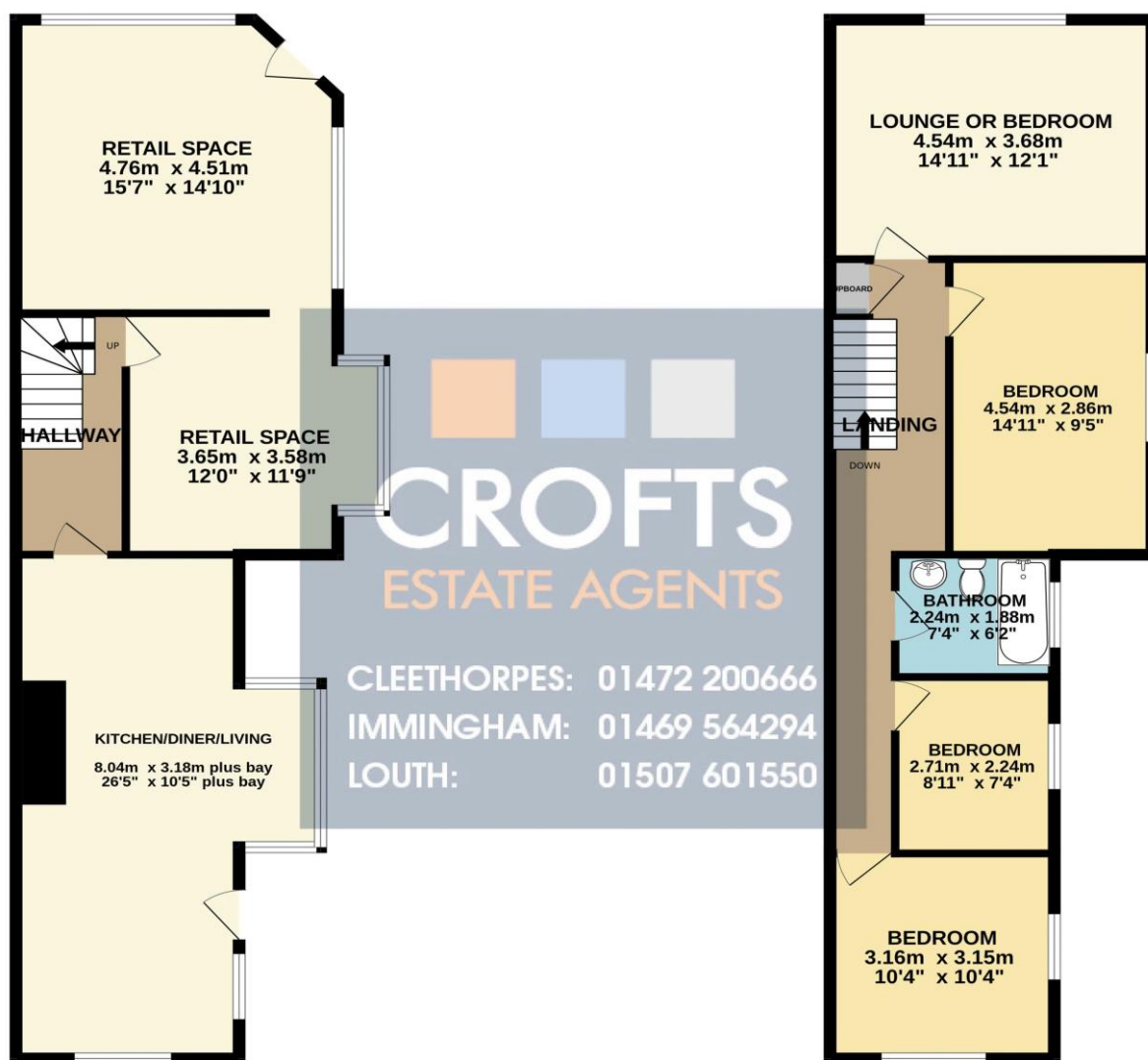


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
64.2 sq.m. (691 sq.ft.) approx.

1ST FLOOR
61.8 sq.m. (665 sq.ft.) approx.



TOTAL FLOOR AREA : 125.9 sq.m. (1356 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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