



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



Warneford Road

Cleethorpes
DN35 7QL

Offers in the Region Of
£147,500

Ideal first time buy or home for a young family. Tastefully presented with a neutral finish throughout, a must to view. Located within close proximity to many local amenities and schools as well as the popular Cleethorpes seafront. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, WC, three bedrooms and the bathroom. With gardens to the front and rear with a super summer house which has electrics and is fully plastered out 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



Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and engineered Oak flooring. There is also a WC under the stairs.

Lounge

11' 0" x 12' 0" (3.35m x 3.66m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a gas feature fire place.

Kitchen

18' 10" x 6' 1" (5.73m x 1.85m)

The kitchen has a window to the rear elevation, door to the side, a radiator and engineered Oak flooring. There is also a range of fitted units with a Belfast sink, Oak counter tops, plumbing for a washing machine an electric oven and gas hob with an extractor over.

Dining Room

14' 9" x 10' 8" (4.49m x 3.25m)

The dining room has French doors to the rear elevation, coving to the ceiling, a radiator and engineered Oak flooring. There is also a large island with built in storage and four bar stools.

First Floor Landing

The first floor landing has coving to the ceiling and a carpeted floor.

Bedroom One

12' 2" x 8' 10" to wardrobe (3.72m x 2.70m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also a wall of built in wardrobes.

Bedroom Two

11' 1" x 9' 7" to cupboard (3.39m x 2.92m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There are also two built in cupboards.

Bedroom Three

7' 10" x 6' 11" (2.38m x 2.10m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

6' 11" x 6' 8" (2.11m x 2.02m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, access to the loft, a radiator and laminate flooring. There is also a WC, vanity basin and a free standing bath.

Outside

With a low maintenance front garden accessed through a gate. The rear garden has a lawn, raised bed with established shrubs and a patio area. There is also a decked area with a superb summer house which has been plastered out and also has electrics.

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.

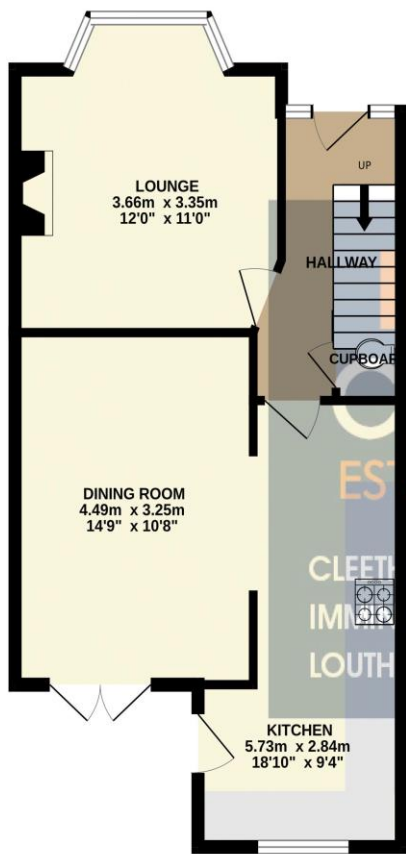
Mortgage and Financial Advice

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

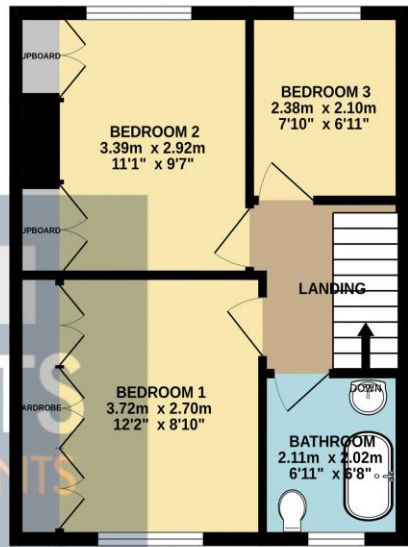
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR

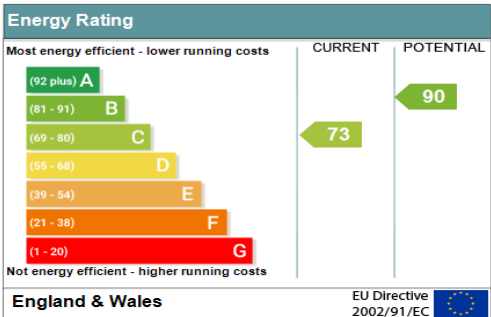


1ST FLOOR



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 Metropix ©2024

Address: 37 Warneford Road, CLEETHORPES, DN35 7QL
RRN: 0350-2620-9350-2574-1865



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.