



CROFTS ESTATE AGENTS

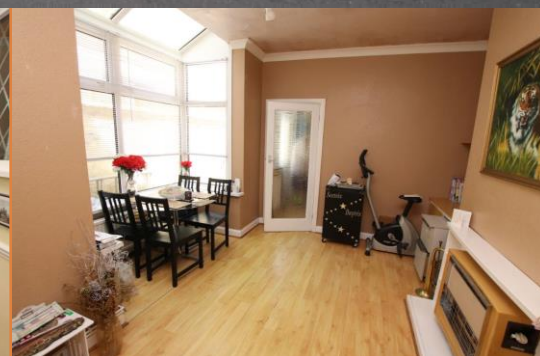
PASSIONATE ABOUT PROPERTY

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



Oxford Street

Cleethorpes
DN35 8RE

£169,950

Crofts estate agents are delight to bring to the market, this beautifully proportioned gable fronted period FOUR BEDROOM mid-terrace which is ideally located in the very heart of Cleethorpes, just a short stroll from the beach front and the vibrant local shops, cafes, and restaurants of St Peter's Avenue and Seaview Street. Offering a surprising amount of space across two floors, this home retains many original features including high ceilings, decorative coving, and bay windows, while benefiting from modern upgrades such as double glazing and gas central heating. The accommodation on offer briefly comprises entrance porch, hallway, lounge opening to dining room, sitting/dining room, kitchen, lobby/utility and a cloakroom to the ground floor. Split level landing, four bedrooms and a bathroom to the first floor. Front and rear gardens. An ideal property for growing families, professionals, or those seeking a spacious coastal home with amenities on the doorstep.

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 :

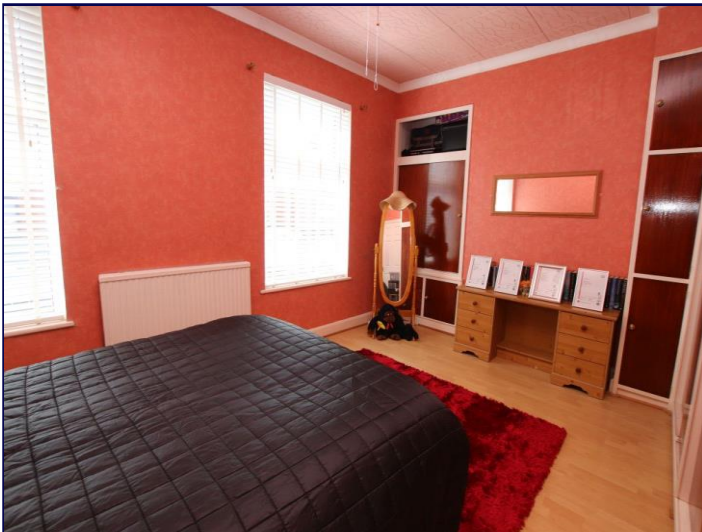
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Porch

7' 7" x 3' 6" (2.309m x 1.068m)

Offering Georgian styled entry door to the front elevation and inner door through to the hallway.

Hallway

Pleasantly presented and having coving to the ceiling. Central heating radiator. Staircase to the first floor with storage cupboard beneath,

Lounge

11' 11" plus bay x 12' 0" (3.634m x 3.66m)

Offering walk in uPVC double glazed bay window to the front elevation and being pleasantly decorated along with high ceilings with coving and having picture rail to the walls. Central heating radiator. Opening to the dining room.

Dining Room

11' 11" x 10' 2" (3.630m x 3.111m)

uPVC double glazed window to the rear elevation, and offers coving to the ceiling and dado rail to the walls. Borrowed light window through to the hallway. Central heating radiator.

Sitting/Dining Room

13' 1" x 9' 8" plus bay (3.998m x 2.9560m)

With laminate flooring, the third of the reception rooms has a uPVC double glazed window to the side elevation. Coving to the ceiling. Central heating radiator. Fitted storage cupboards,

Kitchen

13' 10" x 9' 6" (4.210m x 2.887m)

The kitchen has two uPVC double glazed windows and entry door with overhead glazed panel to the side elevation and offers a range of wall and base units with tiled work surfacing with inset stainless steel twin sink and drainer. Gas cooker point. Central heating radiator. Door to pantry and door through to lobby/util space and cloakroom.

Pantry

2' 10" x 3' 10" (0.864m x 1.161m)

A walk in pantry with fitted shelving.

Lobby/Utility

3' 0" x 8' 10" (0.916m x 2.683m)

Plumbing for a washing machine. Baxi gas boiler. Door to cloakroom.

Cloakroom

2' 10" x 6' 3" (0.868m x 1.911m)

Tiled flooring. Fitted with a pedestal washbasin and having close coupled w.c, Window to the side elevation.

First Floor Landing

Coving and two loft accesses to the ceiling.

Bedroom One

12' 0" x 16' 2" (3.650m x 4.919m) maximums

The first of the two double bedrooms offers two uPVC double glazed windows to the front elevation. Laminate flooring. Central heating radiator. Fitted wardrobes.

Bedroom Two

11' 11" x 10' 3" (3.633m x 3.112m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes.

Bathroom

7' 1" x 6' 7" (2.154m x 1.999m)

uPVC double glazed window to the side elevation. Equipped with a panelled bath with screen and electric shower over, close coupled w.c and a vanity wash hand basin. Tiling to the walls. Central heating radiator.

Bedroom Three

11' 8" x 6' 7" (3.548m x 2.019m)

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

Bedroom Four

11' 6" x 9' 9" (3.514m x 2.973m)

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

Outside

The property boasts gardens to both the front and rear. The rear garden features a decked patio and a separate paved area, providing ideal spaces for outdoor dining and entertaining. The garden is enclosed by a combination of wall and fence boundaries, offering both privacy and security.

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.

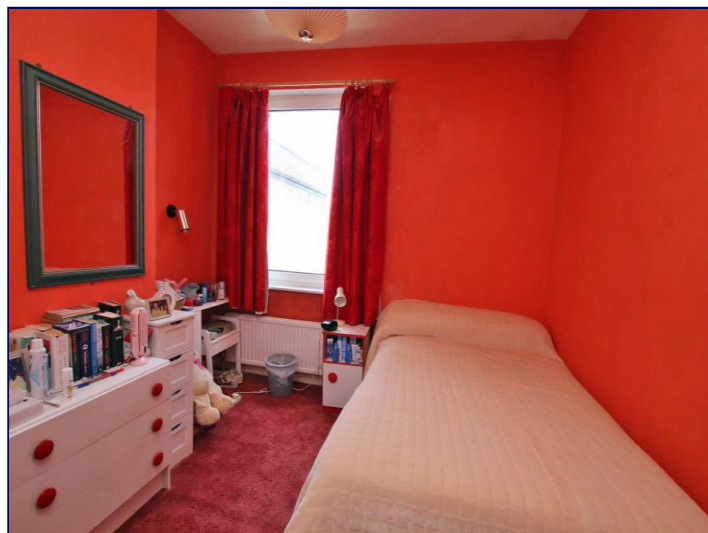
Property Management

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

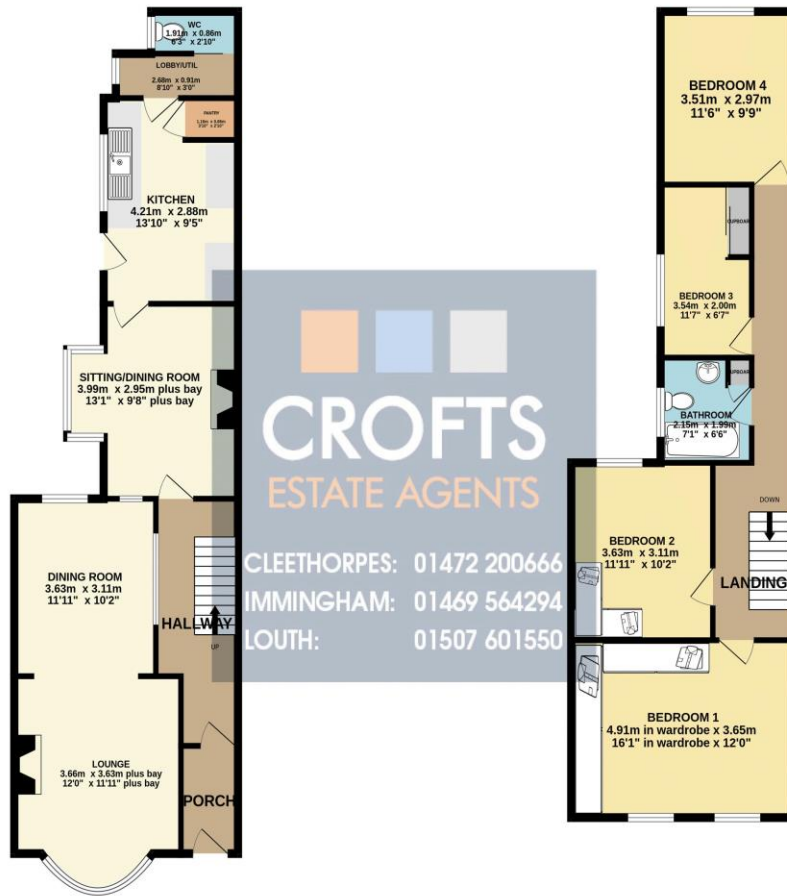
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
65.4 sq.m. (704 sq.ft.) approx.

1ST FLOOR
62.9 sq.m. (677 sq.ft.) approx.



TOTAL FLOOR AREA: 128.3 sq.m. (1381 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Memphis ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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.