



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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



Woodsley Avenue

Cleethorpes
DN35 8TU

£140,000

Charming Opportunity in Desirable Cleethorpes Location! This three-bedroom semi-detached house is nestled in a quiet cul-de-sac location, just a stone's throw from the centre of Cleethorpes. With excellent schooling and amenities within easy reach, this property is perfectly positioned for families or investors. While the property requires some TLC to bring it up to modern standards, its competitive price reflects its potential. With a bit of love and care, this property could be transformed into a stunning home or a lucrative rental opportunity. The accommodation includes an open-plan lounge diner and extended kitchen, entrance hall, three spacious first-floor bedrooms, and a first-floor bathroom with shower. Off-road parking and a good-sized rear garden with patio provide additional outdoor space. With no forward chain and vacant possession, this property is available for immediate purchase. Whether you're an investor looking to flip or add to your rental portfolio, or a buyer seeking a project to call your own, this property is worth considering. Don't miss out – contact us today to arrange a viewing and explore the possibilities!

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

14' 9" x 6' 6" (4.50m x 1.98m)

uPVC frosted front door and two windows, neutral decor, radiator, dado rail and under stairs storage.

Kitchen

16' 0" x 7' 5" (4.87m x 2.26m)

Wood wall and base units with cream work top and 1.5 stainless steel sink drainer over, two uPVC windows, gas hob, electric oven grill, cream and blue tile floor and uPVC frosted door to the side.

Lounge

10' 2" x 11' 1" (3.10m x 3.39m)

A good sized room open plan to the dining room with deep uPVC bay window,

Dining room

17' 0" x 10' 9" (5.19m x 3.28m)

Large extended room with window and sliding uPVC door to the rear garden.

Stairs and landing

Stairs to generous landing, uPVC window to the side, pendant light and loft access.

Bedroom One

12' 0" x 10' 9" (3.65m x 3.27m)

With cream decor, uPVC window, pendant light and radiator.

Bedroom Two

10' 4" x 11' 1" (3.16m x 3.37m)

Bedroom Three

12' 2" x 7' 5" (3.72m x 2.26m)

An extended third bedroom has blue carpet, cream decor, uPVC window and radiator.

Family Bathroom

6' 10" x 5' 7" (2.08m x 1.71m)

Three piece bathroom suite with shower over the bath, white towel radiator, grey and blue splash back tiling, frosted uPVC window.

Front garden

Concrete low maintenance garden with walls leading to garage.

Rear garden

Large concrete patio area to the back of the house, detached sectional garage with lawn and mature plants to the bottom part of the garden.

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 B: 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

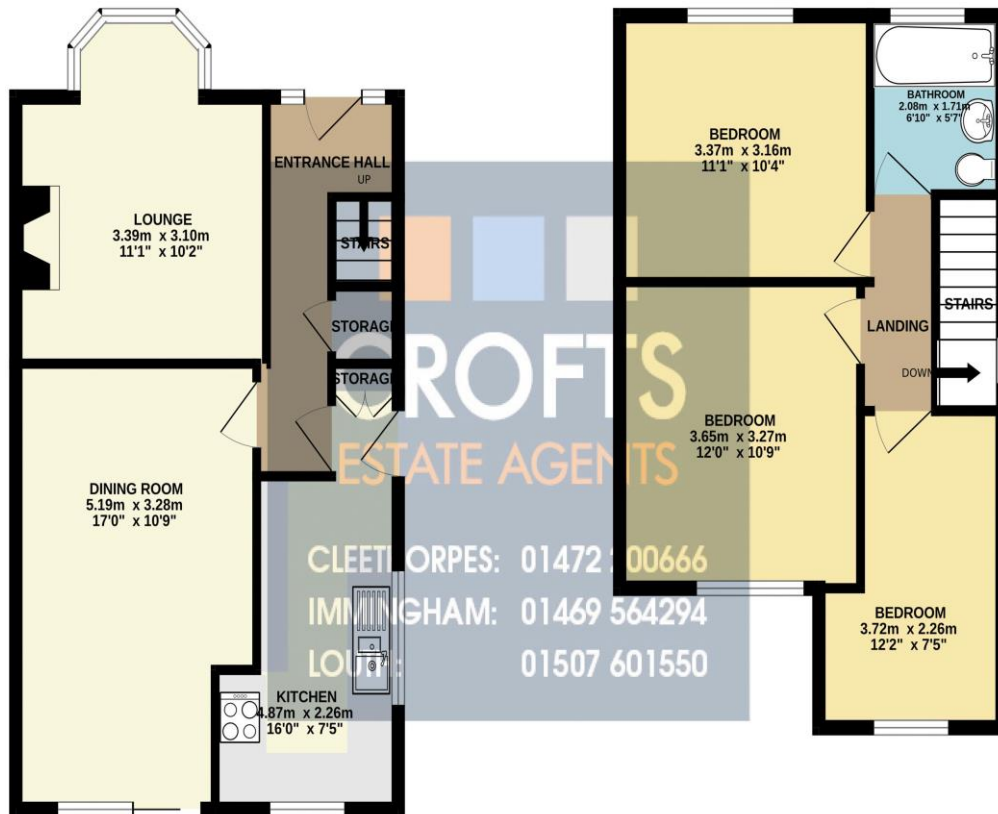
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
43.9 sq.m. (473 sq.ft.) approx.

1ST FLOOR
38.6 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA: 82.5 sq.m. (888 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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