



CROFTS ESTATE AGENTS

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



Brereton Avenue

Cleethorpes
DN35 7UE

Offers in the Region Of
£179,950

MODERN 3 BED SEMI-DETACHED IN CLEETHORPES* CURRENTLY LET TO A TENANT OF OVER 4 YEARS PAYING £750pcm WHO WOULD LIKE TO REMAIN IF A LANDLORD WAS TO PURCHASE This delightful 3 bedroom semi-detached house is perfectly situated in the popular resort town of Cleethorpes. Boasting a lovely front garden and off-street parking, this property offers a fantastic balance of space and convenience. The accommodation comprises of a bright lounge, spacious dining room and modern kitchen with fitted units and integral appliances, and three bedrooms. The family bathroom completes the upstairs facilities. The property benefits from being close to Cleethorpes town centre, with its array of shops, cafes, and restaurants, as well as the beautiful promenade and beach. This property is ideal for those looking for a relaxing seaside lifestyle or a savvy investment opportunity. Don't miss out on this fantastic opportunity to own a charming 3 bedroom semi-detached house in Cleethorpes. Contact us today to arrange a viewing! With a driveway, front and rear gardens and also a detached brick garage.

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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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and vinyl flooring. There is also under stairs storage.

WC

The WC has an opaque window to the side elevation, vinyl flooring, a WC and basin.

Lounge

11' 11" x 11' 6" (3.64m x 3.50m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

15' 0" x 10' 8" (4.57m x 3.26m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

13' 3" x 6' 5" (4.04m x 1.95m)

The kitchen has a to the side elevation, door to the rear, a radiator and vinyl flooring. There is also a modern range of fitted units with a sink and drainer, plumbing for a washing machine and an electric double oven and hob. There is also a built in cupboard.

First Floor Landing

The first floor landing has an opaque window to the side elevation and a carpeted floor.

Bedroom One

11' 11" x 9' 1" (3.64m x 2.76m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

12' 0" x 10' 6" (3.67m x 3.19m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Three

8' 3" x 6' 0" (2.51m x 1.83m)

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

Bathroom

6' 11" x 6' 8" (2.12m x 2.03m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and a P shaped bath with a mains shower and glass shower screen. There is also access to the loft.

Garage

With sliding doors for access and a store to the side.

Outside

With a driveway providing off road parking to the front. The rear garden has a lawn, patio area idea ideal for alfresco dining and is enclosed by perimeter walls and fencing.

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

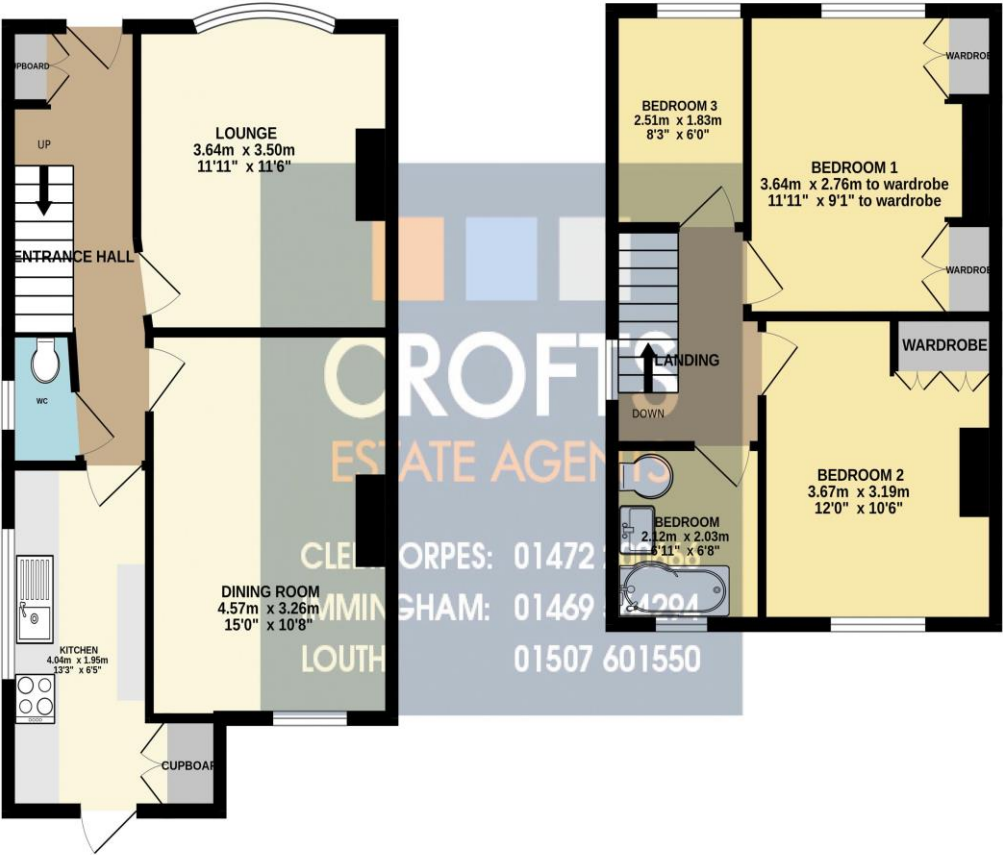
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
45.4 sq.m. (488 sq.ft.) approx.

1ST FLOOR
37.1 sq.m. (400 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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.