



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



122 Mill Road
Cleethorpes
DN35 8JD

Offers in the Region Of
£170,000

Beautifully presented and coming to the market with NO FORWARD CHAIN is this superior sized three bedroom mid terrace house. Having recently gone through a thorough scheme of refurbishment, this property is again fit for purpose and modern day living with a great layout that briefly comprises entrance hall, spacious open plan lounge and dining room, modern recently fitted kitchen, utility room, ground floor cloakroom, stairs and landing to the first floor with two double bedrooms, single bedrooms and newly installed bathroom with shower over the bath and vanity sink. Outside the lovely family home offers neat low maintenance front gardens with good sized rear gardens having large timber shed, lawn and patio areas. Positioned in a leafy conservation area, the property is only a short walk from excellent schools, parks, central Cleethorpes, transport links and the promenade.

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

15' 1" x 2' 6" (4.60m x 0.77m)

The entrance hall has uPVC frosted door to the front, wood laminate floor, white decor, grey radiator and pendant light.

Lounge

11' 9" x 10' 7" (3.59m x 3.22m)

The lounge has a large walk in curved uPVC bay window, feature period fireplace in black with traditional tiling, gas fire, light grey decor to coving, wood laminate floor and pendant light with ceiling rose.

Dining room

13' 0" x 10' 7" (3.96m x 3.22m)

Open plan to the lounge the dining hall has wood flooring, light grey decor to coving, uPVC window to the rear, radiator with cover and ceiling rose with pendant light.

Kitchen

14' 11" x 8' 9" (4.54m x 2.66m)

A new modern light grey kitchen with wall and base units to two sides has white marble effect kitchen work tops over, white aqua boarded splash backs, white sink drainer, wood floor, white decor, tall white radiator, uPVC window, integral oven grill, electric hob with extractor over and space for tall fridge freezer. There is a also a large under stairs built in cupboard.

Utility room

9' 1" x 4' 9" (2.76m x 1.44m)

The utility room has matching work top and base units to the kitchen with space and plumbing under for washing machine and dryer. The room has wood floor, radiator, pendant light, white decor, uPVC window to the side and uPVC frosted door.

Cloakroom

2' 6" x 5' 5" (0.75m x 1.66m)

The cloakroom is a handy addition with WC, wood floor, white decor, frosted window and pendant light.

Stairs and landing

The stairs and landing have grey carpet, neutral decor and pendant light.

Bedroom One

11' 10" x 13' 10" (3.60m x 4.22m)

The main bedroom is to the front and has grey carpet, light grey decor with feature grey chimney breast all to coving, uPVC window to the front, radiator and pendant light.

Bedroom Two

12' 10" x 8' 4" (3.92m x 2.55m)

A second double bedroom has uPVC window and blind to the rear, grey carpet, white decor, radiator and pendant light.

Bedroom Three

6' 9" x 8' 11" (2.06m x 2.72m)

A smaller single to the back of the property has uPVC window and blind, grey carpet, white decor, radiator and pendant light.

Family bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

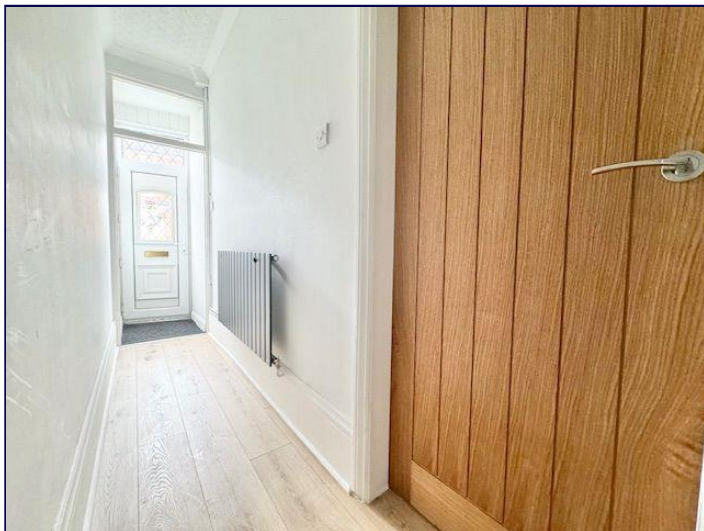
A well presented first floor bathroom has three piece white suite with shower over bath, vanity sink, grey aqua boarded splash backs, grey tile effect vinyl, wall light, Velux window, black towel radiator and glass screen over bath.

Front garden

A low maintenance front has blue slate garden with feature bay tree in barked diamond shaped border, slab path to the front door with low walls to all sides and iron gate to pavement.

Rear garden

A split garden sees a blue slate area to the rear of the house lead through a gate to the alley and on to the gated larger part of the garden. The garden has large timber shed on slab hard standing, lawn garden with slab patio area to the bottom of the garden. The garden has tall timber fencing on all sides.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

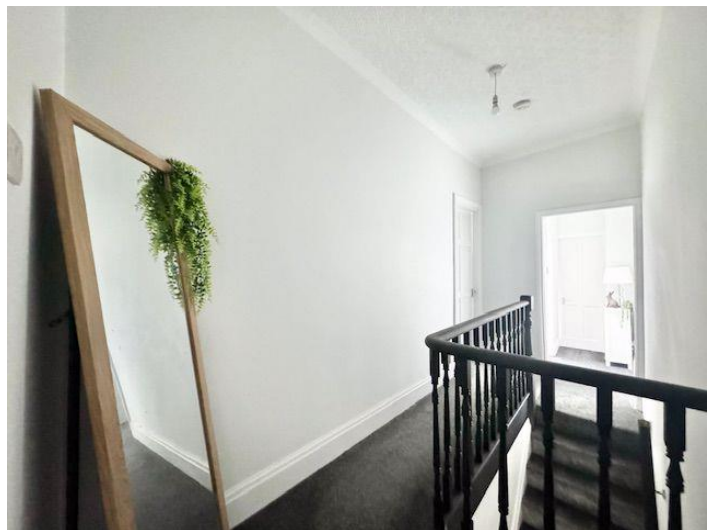
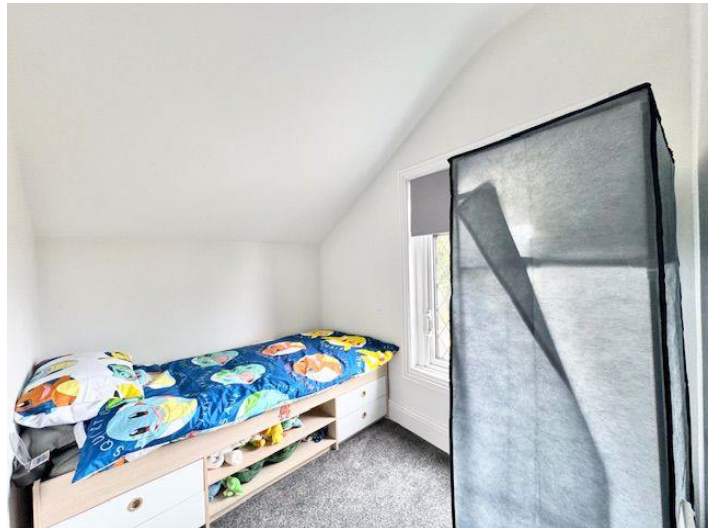
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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

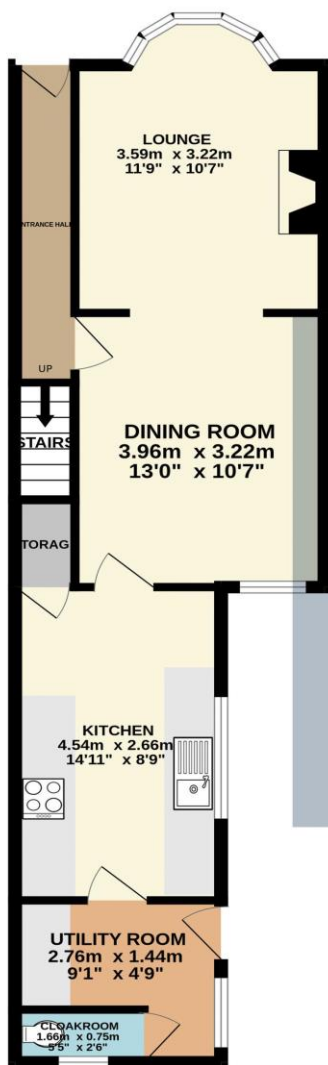




OPEN 7 DAYS A WEEK

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
48.8 sq.m. (525 sq.ft.) approx.



1ST FLOOR
41.4 sq.m. (446 sq.ft.) approx.



CROFTS
ESTATE AGENTS

CLEETHORPES: 01472 200666
IMMINGHAM: 01469 564294
LOUTH: 01507 601550

TOTAL FLOOR AREA : 90.2 sq.m. (971 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.

Made with Metropix ©2024

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 enquiries, 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.