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



Blundell Avenue

Cleethorpes
DN35 7PT

Offers in the Region Of £109,000

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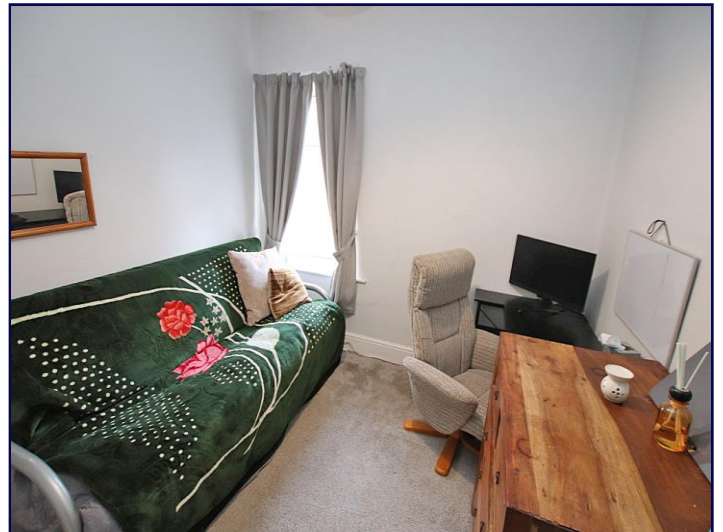
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Property Introduction

Spacious 3/4 Bedroom Mid-Terrace Home in a Popular Residential Location

This larger-than-average mid-terrace property offers generous and versatile living space, making it an ideal purchase for growing families or investors alike. Situated in an established residential area with a wide range of local amenities nearby, the home is well positioned for convenience and comfort. The accommodation briefly comprises an entrance hallway leading to a lounge and a separate sitting room, offering flexible living options. To the rear, a well-proportioned dining kitchen provides a great space for family meals or entertaining. Upstairs, there are four bedrooms, although bedroom four is accessed via bedroom three, as well as a family bathroom and a landing area. Outside, the property benefits from both front and rear gardens. Additional features include gas central heating and uPVC double glazing throughout. This is a fantastic opportunity to acquire a substantial home with great potential—early viewing is highly recommended.

Entrance Hallway

uPVC double glazed entry door with overhead glazed panel to the front elevation. Central heating radiator. Return staircase with storage area below.

Lounge

12' 8" plus bay x 11' 9" (3.864m x 3.590m)

Pleasantly presented and having coving and rose to the ceiling. Central heating radiator. uPVC double glazed bay window to the front elevation.

Sitting Room

12' 5" x 11' 9" (3.780m x 3.591m)

A second reception room creates this useful sitting room or play room and has a uPVC double glazed window to the rear elevation. Central heating radiator.

Dining Kitchen

26' 2" x 9' 11" (7.973m x 3.022m)

A lovely sized dining kitchen which firstly offers a seating area set into the side uPVC double glazed bay window. Further uPVC double glazed window to the side and entry door to the rear. Decorative fireplace to the dining area. Central heating radiator. The kitchen offers a good range of fitted wall and base units which overs contrasting work surfacing over with tiled splashback and inset one and a half stainless steel sink and drainer. Plumbing and

space for a washing machine, tumble dryer and dishwasher. Space to accommodate a range styled oven. Ideal gas boiler.

First Floor Landing

Loft access.

Bedroom One

12' 8" x 16' 9" (3.869m x 5.095m)

A good sized double bedroom which has a uPVC double glazed window to the front elevation, coving and rose to the ceiling and a central heating radiator.

Bedroom Two

12' 5" x 13' 3" (3.78m x 4.05m)

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

Bathroom

6' 3" x 6' 10" (1.91m x 2.09m)

uPVC double glazed window to the side elevation. Central heating radiator. Fitted with a pedestal wash hand basin, low level w.c and a panelled bath with electric shower over. Splashback tiling.

Bedroom Three

9' 11" x 9' 2" (3.02m x 2.79m)

uPVC double glazed window to the side elevation. Central heating radiator. You need to walk through the third bedroom to gain access to the fourth.

Bedroom Four

10' 0" x 9' 3" (3.06m x 2.81m)

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

Outside

The property benefits from low maintenance front and rear gardens, with the rear garden also benefiting from an outside w.c, ideal when entertaining or children playing in 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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

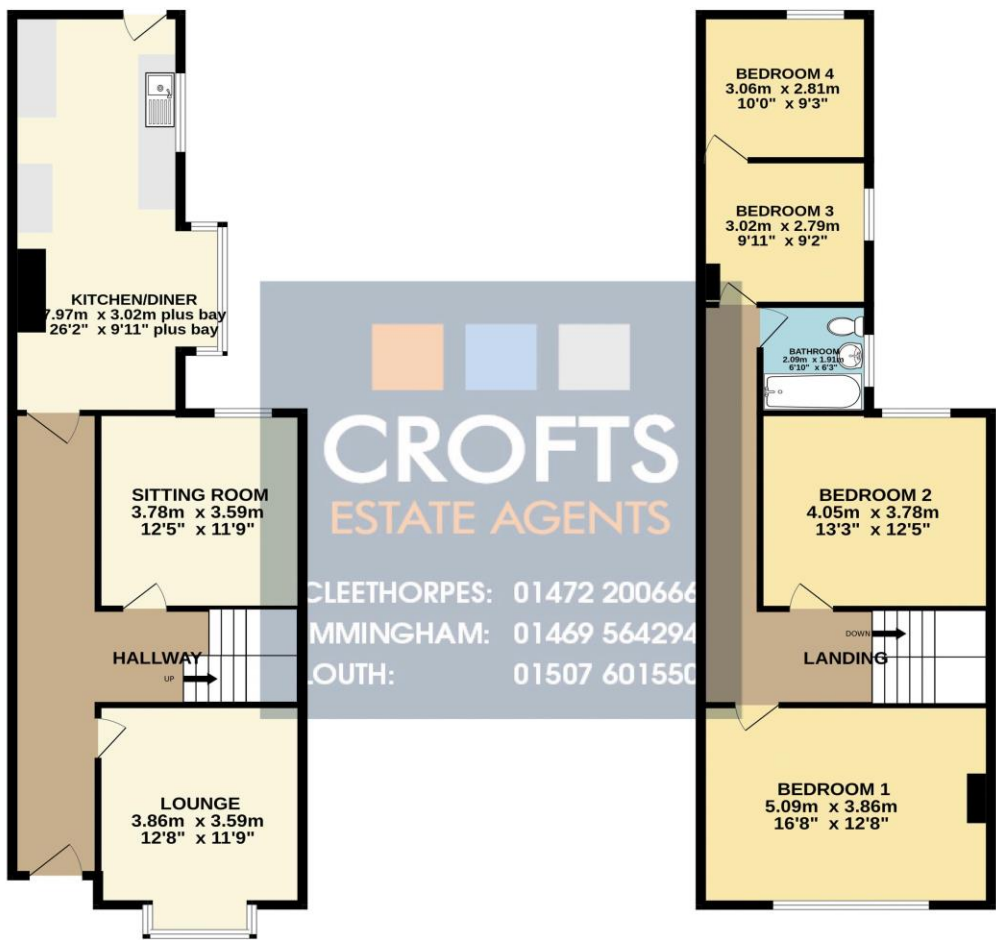
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
72.2 sq.m. (777 sq.ft.) approx.

1ST FLOOR
70.6 sq.m. (760 sq.ft.) approx.



TOTAL FLOOR AREA: 142.8 sq.m. (1537 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		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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