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



Tiverton Street

Cleethorpes
DN35 7EF

Offers in the Region Of £79,500

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Property Introduction

OFFERED FOR SALE WITH NO FORWARD CHAIN Crofts Estate Agents are delighted to present this three-bedroom mid-terraced home, an excellent opportunity for first-time buyers or buy-to-let investors. Neutrally decorated throughout, the property benefits from gas central heating and uPVC double glazing, with the accommodation briefly comprising entrance hallway, bay fronted lounge, dining room, kitchen and ground floor bathroom. To the first floor there are three generously sized double bedrooms and the landing. Outside, the property boasts front garden and a low-maintenance rear garden. Viewing is highly recommended to appreciate the potential and quality this home has to offer. Situated in a convenient location close to local shops, schools, and bus routes, this home is well placed for everyday amenities.

Front & Entrance

The property is situated in between Grimsby Road and Brereton Avenue, so its very close to local amenities and schools etc. The front of the house is pebbledashed and has a white uPVC curved bay window and front door. As you enter the house you will see there is an entrance porch which then leads into the main hallway.

Lounge

11' 5" x 9' 10" (3.48m x 3m)

The lounge is located to the front of the property and is accessed from the entrance hallway. There is a curved front uPVC bay window and the room benefits from neutral decor. Central heating radiator.

Dining room

12' 4" x 10' 4" (3.76m x 3.14m)

The dining room is accessed off the hallway and then gives access into the kitchen space. uPVC double glazed window to the front elevation. Central heating radiator.

Kitchen

10' 7" x 8' 0" (3.22m x 2.45m)

The kitchen offers a range of modern green matt finish wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Built in electric oven and four ring electric hob with filter hood over. Plumbing for an automatic washing machine.

Tiled splash back. uPVC double glazed window and entry door to the side elevation. Central heating radiator.

Bathroom & WC

8' 3" x 7' 9" (2.52m x 2.35m)

The bathroom and WC are located through the kitchen towards the back of the house. The bathroom provides a panelled bath with shower attachment and pedestal wash basin. The toilet is located in a separate room with a lockable door. There is potential to knock this all into one big room should you wish to do so. uPVC double glazed window. Central heating radiator.

Bedroom One

11' 6" x 13' 0" (3.5m x 3.97m)

The main bedroom is located to the front of the property and is the full width of the house making it a fantastic sized room. There are fitted wardrobes along the left hand wall which provides good storage. Neutral décor. Central heating radiator. uPVC double glazed window.

Bedroom Two

12' 4" x 7' 9" (3.75m x 2.37m)

The second of the bedrooms is another double size and has white neutral decor and a corner storage cupboard. uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

10' 2" x 7' 10" (3.1m x 2.4m)

The third and final bedroom is another double room which is located to the rear of the first floor. Like the rest of the house, the room benefits from having neutral walls and a rear uPVC window. Central heating radiator.

Rear garden

A good sized rear garden which is mainly lawned and has wall and fenced perimeters.

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

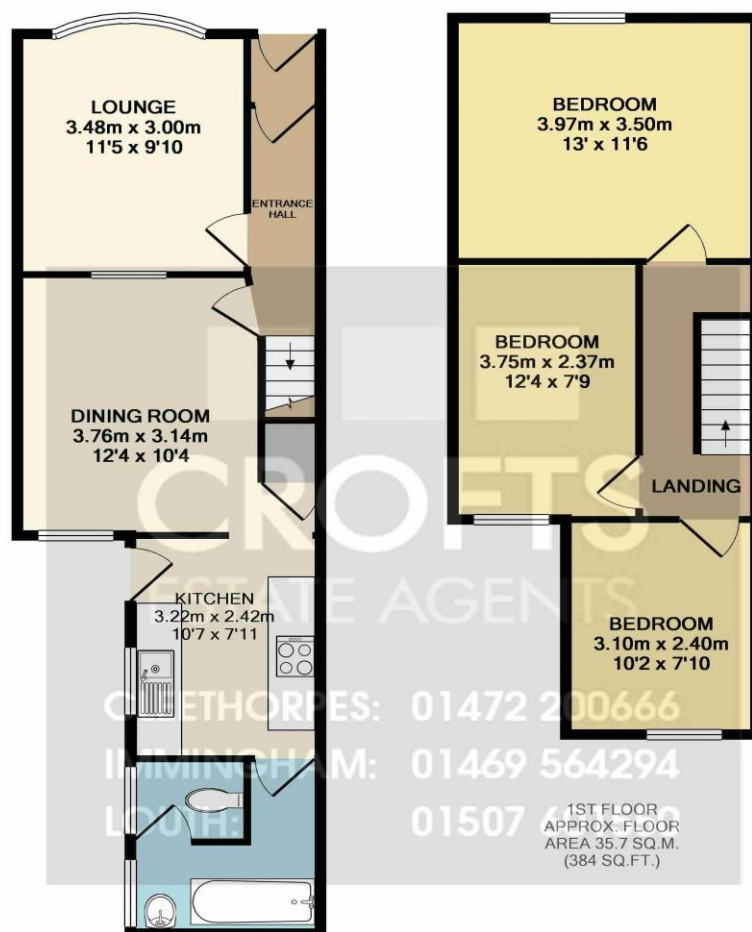
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to 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.

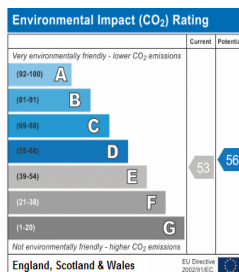
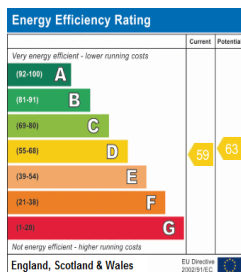




GROUND FLOOR
APPROX. FLOOR AREA 42.4 SQ.M. (457 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.1 SQ.M. (841 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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