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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



Fairview Avenue

Cleethorpes
DN35 8DG

Offers in the Region Of £106,950

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



Property Introduction

Located in the popular area of Cleethorpes, this mid-terrace house on Fairview Avenue is offered to the market with no forward chain, making it an excellent choice for those looking for a straightforward purchase. The property presents a fantastic opportunity for first-time buyers or investors alike. The accommodation briefly comprises a welcoming lounge, followed by a separate dining room that flows into the fitted kitchen. To the rear, you will find the ground floor bathroom. Upstairs, there are two well-proportioned double bedrooms, providing comfortable living space. Outside, the property benefits from gardens to both the front and rear, offering outdoor areas for relaxation or low-maintenance gardening. With its convenient location close to local amenities, schools, transport links, and just a short distance from Cleethorpes town centre and seafront, this property combines practicality with potential. An affordable home in a sought-after area, this residence is ready for a buyer to make it their own. Viewing is highly recommended.

Entrance

With a door into the lounge and a carpeted floor.

Lounge

13' 11" x 12' 2" (4.23m x 3.71m)

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

Hall

With a carpeted floor and stairs.

Dining Room

9' 11" x 12' 2" (3.02m x 3.71m)

The dining room has coving to the ceiling, a radiator and laminate flooring. There is also access to the under stairs cupboard.

Kitchen

11' 0" x 5' 11" (3.36m x 1.80m)

The kitchen has a window to the rear elevation, vinyl flooring and a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

Lobby

With a door to the rear elevation and vinyl flooring.

Bathroom

6' 9" x 5' 5" (2.07m x 1.66m)

The bathroom has fully tiled walls and vinyl flooring. There is also a white suite with a WC, vanity basin and a bath.

Stairs

Carpeted stairs lead to the first floor.

Bedroom One

13' 11" x 12' 2" (4.24m x 3.71m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

10' 0" x 12' 2" (3.05m x 3.71m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring. There are also two built in cupboards.

Outside

There is a low maintenance front garden. The rear garden is enclosed by perimeter walls and fencing with a gate to the rear along with a paved patio area ideal for alfresco dining, artificial grass and a shed.

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

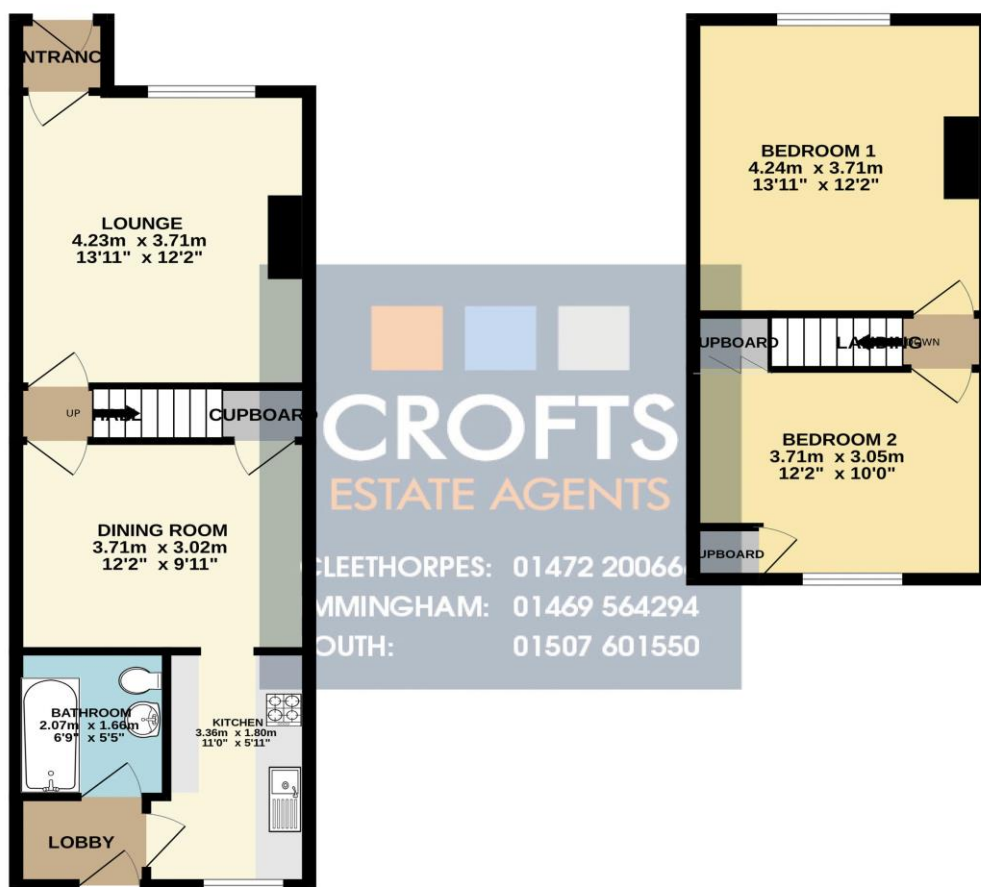
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
42.6 sq.m. (459 sq.ft.) approx.

1ST FLOOR
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA : 71.7 sq.m. (772 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		88 B
69-80	C	74 C	
55-68	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.