



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

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



5 Edward Street  
Cleethorpes  
DN35 8PS

Offers in the Region Of £95,000

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Description

An exceptional opportunity to acquire this well-presented three-bedroom, three-storey terraced home, ideally located within easy reach of local amenities, excellent transport links, and the ever-popular promenade. Perfectly suited to young professionals and discerning investors, this attractive property offers modern living alongside a strong investment prospect, boasting an approximate rental yield of 9% per annum. Arranged over three spacious floors, the property provides a versatile and well-balanced layout. The ground floor features a bright and inviting living space, leading through to a contemporary fitted kitchen designed with both style and functionality in mind. Neutral décor throughout creates a clean, modern finish, allowing any purchaser or tenant to move straight in and make the space their own. The upper floors offer three generously sized bedrooms, each comfortably accommodating a double bed, making the property particularly appealing for professional sharers or those seeking flexible living arrangements. A modern bathroom suite serves the home, finished to a high standard in keeping with the overall presentation. Further benefits include uPVC double glazing and gas central heating, ensuring year-round comfort and efficiency. To the rear, a low-maintenance courtyard garden provides a private outdoor space without the

burden of extensive upkeep. Offered with no forward chain, this property ensures a smooth and straightforward purchase process. Whether you are looking for a stylish home close to the coast or a ready-made investment with excellent returns, this property represents a superb opportunity not to be missed.

### Dining Room

11' 3" x 11' 0" (3.42m x 3.36m)

The dining room has a window and door to the front elevation, a radiator and a carpeted floor.

### Lounge

12' 2" x 11' 0" (3.70m x 3.36m)

The lounge has a window to the rear elevation, a radiator and a carpeted floor.

### Kitchen

12' 4" x 5' 9" (3.75m x 1.76m)

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

### Lobby

Off the kitchen with a door to the side elevation and vinyl flooring.

**Bathroom**

6' 2" x 6' 5" (1.87m x 1.95m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a radiator, and vinyl flooring. There is also a white suite with a WC, basin and bath.

**First Floor Landing**

The first floor landing has a carpeted floor.

**Bedroom One**

12' 6" x 11' 0" (3.81m max x 3.35m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

**Bedroom Two**

11' 1" x 11' 1" (3.37m x 3.37m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There are also two fitted wardrobes and a built in cupboard.

**Stairs**

Carpeted stairs lead to the second floor.

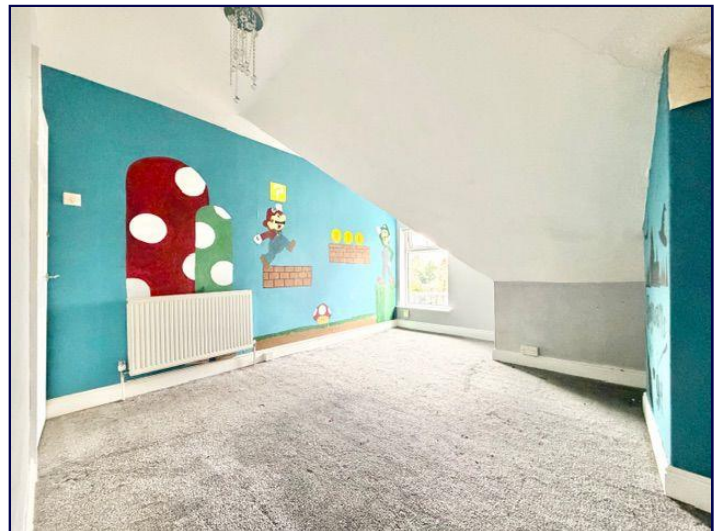
**Bedroom Three**

14' 1" x 11' 1" (4.28m x 3.37m)

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

**Rear Garden**

With a small courtyard 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 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

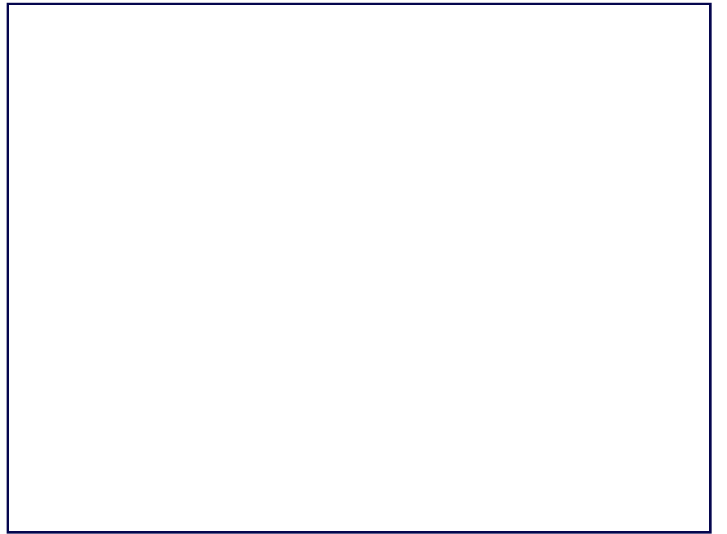
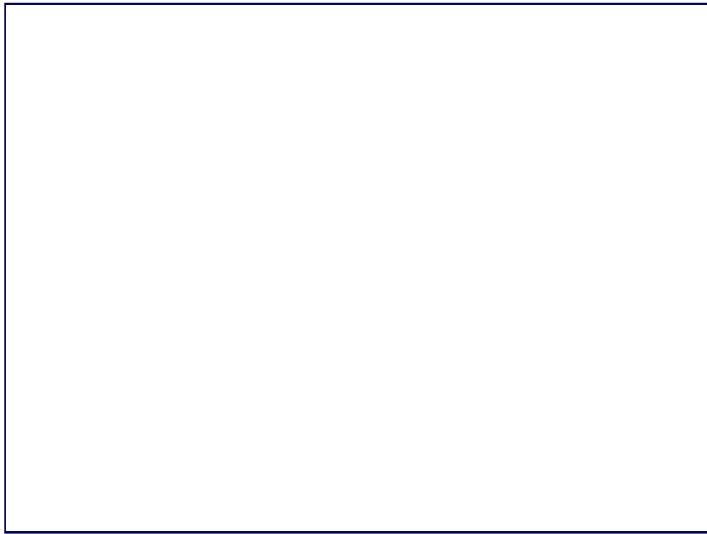
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.*



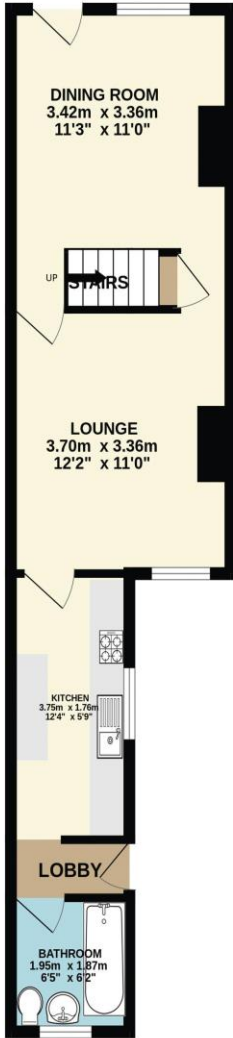


**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
37.4 sq.m. (403 sq.ft.) approx.



1ST FLOOR  
26.2 sq.m. (281 sq.ft.) approx.



2ND FLOOR  
14.4 sq.m. (155 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

CLEETHORPES: 01472 200666  
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LOUTH: 01507 601550

TOTAL FLOOR AREA : 78.0 sq.m. (839 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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