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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 £79,000

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Property Introduction

Offered for sale with no forward chain, this well-presented three-bedroom mid-terrace home represents an excellent opportunity for first-time buyers, families and investors alike. The property benefits from gas central heating and uPVC double glazing throughout, with accommodation comprising an entrance porch, welcoming hallway, comfortable living room, separate dining room and fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms, together with a modern shower room fitted with a contemporary suite. Externally, the property enjoys gardens to both the front and rear, providing useful outdoor space for relaxation and family enjoyment. Conveniently situated for local amenities, schools and transport links, this attractive home offers excellent potential and viewing is highly recommended to appreciate all that is on offer.

Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door to the hallway.

Hallway

3' 8" x 16' 8" (1.11m x 5.07m)

Staircase to the first floor and having central heating radiator.

Living Room

12' 6" x 11' 7" (3.82m x 3.52m)

A generously sized principal reception room enjoying a large front-facing uPVC double-glazed window and feature fireplace with gas fire (not tested). The room offers excellent living space with plenty of natural light and ample room for a variety of furniture arrangements.

Dining Room

12' 9" x 12' 1" (3.88m x 3.69m)

A spacious second reception room offering flexible accommodation for a variety of uses. Ideal as a dining room for family meals and entertaining, the room enjoys views over the rear garden through a uPVC double-glazed window and benefits from central heating. Well placed next to the kitchen, it provides excellent potential to create an attractive open-plan kitchen/dining arrangement, subject to any necessary consents.

Kitchen

16' 1" x 9' 5" (4.89m x 2.86m)

A generously proportioned fitted kitchen appointed with a range of contemporary grey wall and base units complemented by contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink unit with drainer, electric cooker point with extractor canopy above, and ample worktop preparation space. The room also provides space and plumbing for a range of appliances, whilst a large rear-facing window allows for plenty of

natural light. uPVC double glazed side entry door. Offering excellent storage and scope for further enhancement. Cupboard housing the gas boiler.

First Floor Landing

With access to all first-floor rooms and a built-in storage cupboard.

Bedroom 1

15' 1" x 12' 6" (4.60m x 3.80m)

With uPVC double glazed window to the front elevation and having central heating radiator. Fitted wardrobes to one wall.

Bedroom 2

12' 9" x 9' 9" (3.88m x 2.96m)

Rear-facing uPVC double-glazed window and radiator.

Bedroom 3

9' 5" x 7' 8" (2.87m x 2.33m)

A comfortable third bedroom enjoying a rear-facing uPVC double-glazed window which provides good natural light. The room offers space for a single bed and bedroom furniture, making it ideal for use as a child's bedroom. Central heating radiator.

Shower Room

7' 11" x 6' 3" (2.41m x 1.91m)

Fitted with a three-piece suite comprising a corner shower enclosure with glazed sliding doors, low-flush WC and wash hand basin set within a useful vanity storage unit. The room benefits from a heated radiator, tiled-effect flooring and an obscured uPVC double-glazed window providing natural light and privacy. A well-proportioned shower room offering practical and contemporary facilities.

Outside

With low maintenance front garden and a larger-than-average rear garden mainly laid to lawn with mature shrubs, planting and paved areas. Fully enclosed and offering considerable scope for enhancement, the garden provides excellent potential for keen gardeners or those wishing to create a family-friendly outdoor entertaining space.

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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

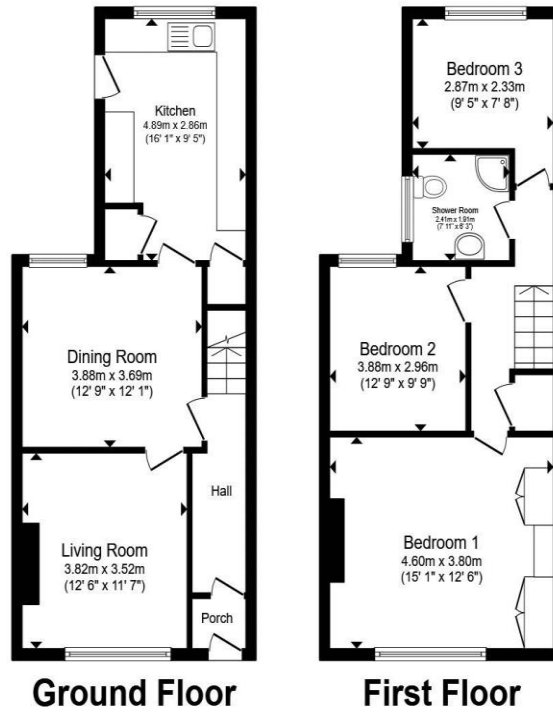
Free Valuations

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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.





Total floor area 88.9 m² (957 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

