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



Barcroft Street

Cleethorpes
DN35 7DX

£69,950

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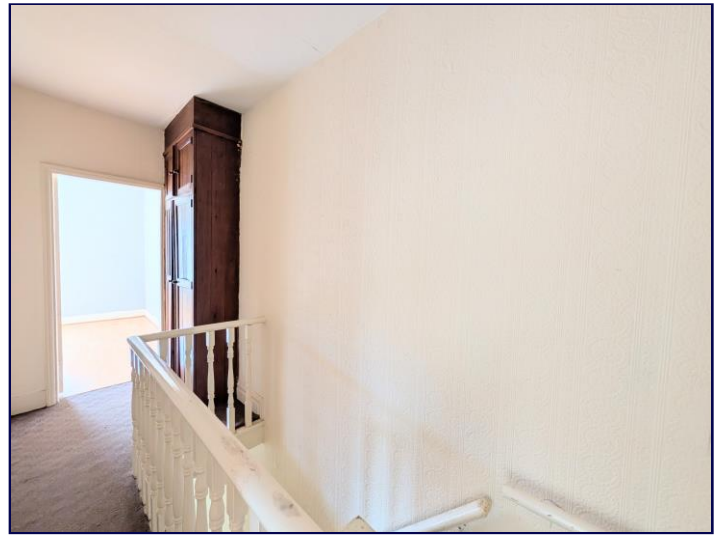
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Property Introduction

Offered for sale with no forward chain, this mid-terrace property on Barcroft Street in Cleethorpes presents an excellent opportunity for buyers looking to put their own stamp on a home. Requiring a full scheme of modernisation throughout, the property is ideal for investors, developers, or those seeking a project to create a bespoke living space. The ground floor accommodation comprises a lounge to the front, a separate dining room providing a good-sized reception area, and a kitchen to the rear. To the first floor, there are two well-proportioned double bedrooms along with a bathroom. Externally, the property benefits from gardens to both the front and rear, offering potential for landscaping and outdoor entertaining once improved. Situated within a well-established residential area, the property is conveniently positioned for access to Cleethorpes town centre, local amenities, schools, and transport links. With plenty of potential and scope for improvement, this property represents a fantastic opportunity to add value and create a home tailored to individual tastes. Early viewing is advised to fully appreciate the potential on offer.

Entrance Hall

Entering through the entrance porch reveals the hallway with a radiator and a carpeted floor.

Lounge

10' 10" x 9' 7" (3.31m x 2.92m)

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

Dining Room

13' 0" x 13' 0" (3.96m x 3.96m max)

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

Kitchen

15' 1" x 7' 10" (4.61m x 2.39m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the side, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob.

First Floor Landing

With a carpeted floor and a built in cupboard.

Bedroom One

10' 11" x 13' 2" (3.32m x 4.01m)

Bedroom one has a window to the front elevation, a radiator and laminate flooring.

Bedroom Two

13' 0" x 7' 10" (3.95m x 2.40m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bathroom

11' 6" x 7' 10" (3.51m x 2.39m)

The bathroom has dual aspect windows to the side and rear elevation, a radiator and vinyl flooring. There is also a WC, basin, bath and a shower cubicle with a mains shower.

Outside

With low maintenance gardens to the front and rear, although currently overgrown, the rear garden offers great potential.

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 : 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.

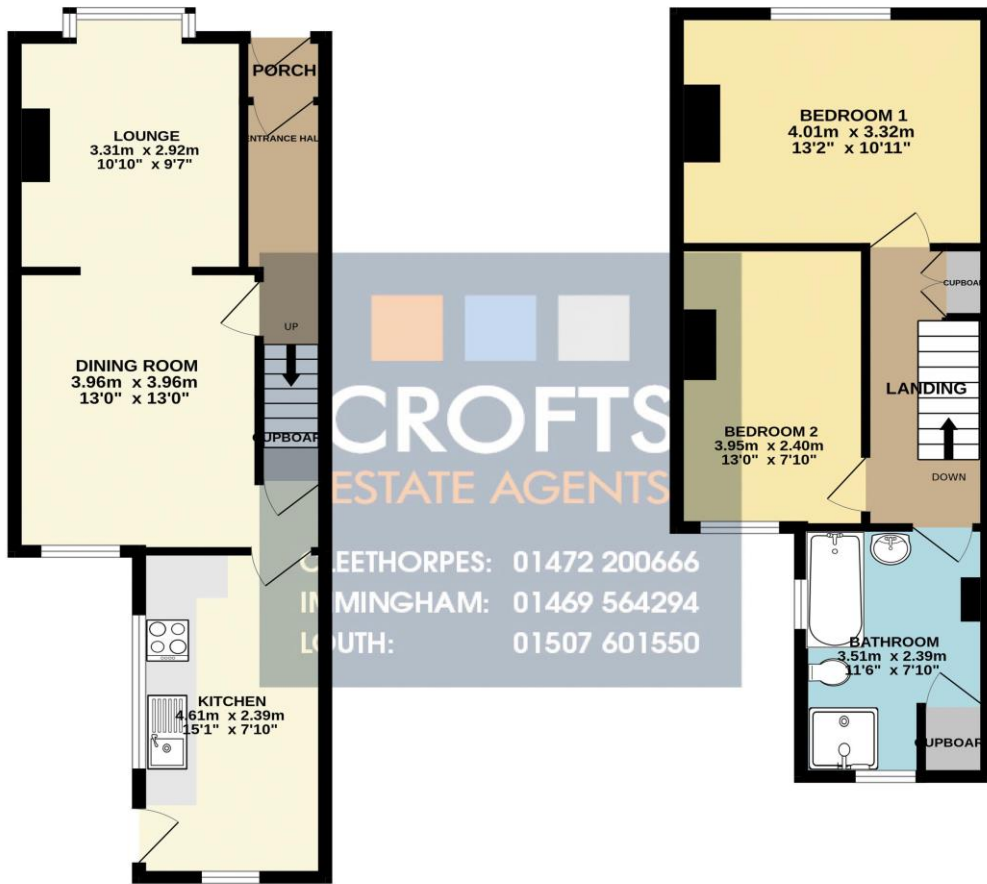
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
39.9 sq.m. (430 sq.ft.) approx.

1ST FLOOR
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA: 76.0 sq.m. (818 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		89 B
69-80	C	70 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 enquiries, 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.