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PROPERTY FOR SALE
26 CROWHILL AVENUE, CLEETHORPES

PURCHASE PRICE £105,000 FREEHOLD



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£105,000
TENURE	We understand the property to be Freehold but this is to be confirmed by the solicitors

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26 CROWHILL AVENUE, CLEETHORPES

Nestled in the charming area of Crowhill Avenue, Cleethorpes, this delightful no onward chain mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. With its prime location just a stone's throw from the seafront and local amenities, this property offers both convenience and a vibrant coastal lifestyle.

Upon entering, you are welcomed by the entrance porch that leads into a spacious lounge-diner, perfect for relaxing or entertaining guests. The well-appointed kitchen, complete with a pantry, provides ample storage and functionality, while a convenient downstairs WC adds to the practicality of the home.

The first floor boasts three bedrooms, ideal for families or guests, along with a well-equipped bathroom and a separate shower, ensuring that morning routines are a breeze.

Outside, the property features low-maintenance gardens, allowing you to enjoy outdoor space without the burden of extensive upkeep. The house is double glazed throughout, ensuring warmth and energy efficiency, complemented by a reliable gas central heating system.

This property is not only a wonderful home but also a smart investment in a sought-after area. With its proximity to the beach and local shops, it truly embodies the essence of coastal living. Do not miss the chance to make this charming house your own.

ENTRANCE PORCH

Through a u.PVC door with u.PVC double glazed side windows into the porch and there is a door to the lounge-diner.

LOUNGE-DINER

27'0 x 13'2 (8.23m x 4.01m)

The lounge-diner with a u.PVC double glazed walk-in bay window to the front and a u.PVC double glazed window to the rear. Two central heating radiators, a painted fire surround with a marble back and hearth and stairs to the first floor accommodation. There is a small meter cupboard, two lights, coving and ceiling roses to the ceiling.



26 CROWHILL AVENUE, CLEETHORPES

LOUNGE-DINER



KITCHEN

16'3 x 9'0 (4.95m x 2.74m)

With a range of pale grey wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. Two u.PVC double glazed windows, tiled splash backs, an electric cooker, plumbing for a washing machine, a central heating radiator, vinyl to the floor and two lights to the ceiling.



26 CROWHILL AVENUE, CLEETHORPES

KITCHEN



PANTRY
5'9 x 4'2 (1.75m x 1.27m)
The pantry with a u.PVC double glazed window, a wall mounted central boiler, shelving, vinyl to the floor and a light to the ceiling.

LOBBY
With a u.PVC double glazed door into the garden and laminate to the floor.

WC
2'9 x 3'5 (0.84m x 1.04m)
With a toilet, laminate to the floor and a light to the ceiling.

LANDING
Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a shower with louvre doors, a built in cupboard, a light and loft access to the ceiling.

SHOWER
3'2 x 2'0 (0.97m x 0.61m)
With a Triton electric shower, PVC boarding to the walls and spotlights to the ceiling.

26 CROWHILL AVENUE, CLEETHORPES

BEDROOM 1

13'2 x 11'4 (4.01m x 3.45m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 2

13'8 x 8'1 (4.17m x 2.46m)

With a u.PVC double glazed window to the rear, a central heating radiator, a built in cupboard and a light to the ceiling.



BEDROOM 3

9'0 x 8'4 (2.74m x 2.54m)

With a u.PVC double glazed window to the rear, a central heating radiator, a built in cupboard and a light to the ceiling.



BATHROOM

5'4 x 4'6 (1.63m x 1.37m)

The bathroom with a beige suite comprising of a panelled bath, chrome taps, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, tiled splash backs, vinyl to the floor and a light to the ceiling.



26 CROWHILL AVENUE, CLEETHORPES

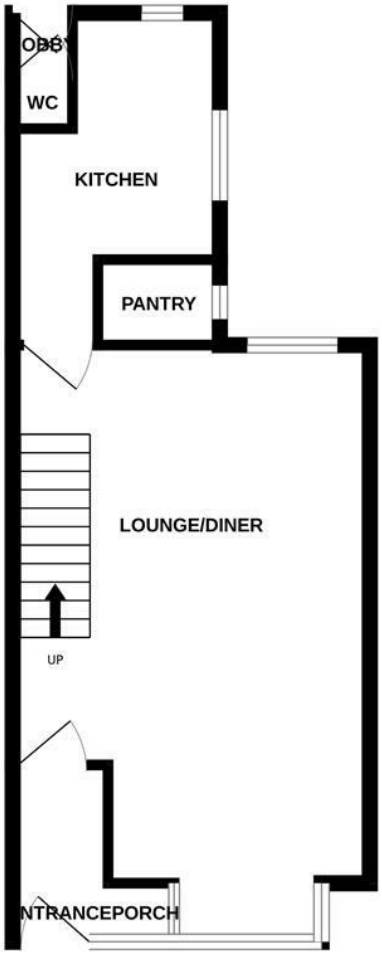
OUTSIDE



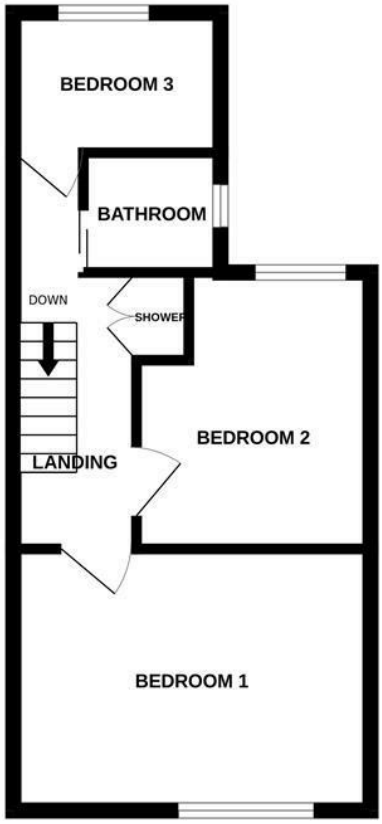
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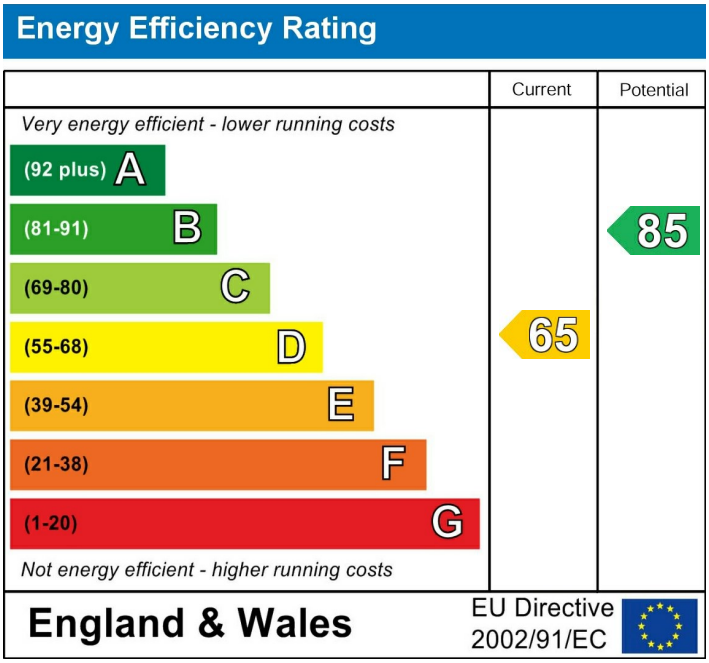
GROUND FLOOR

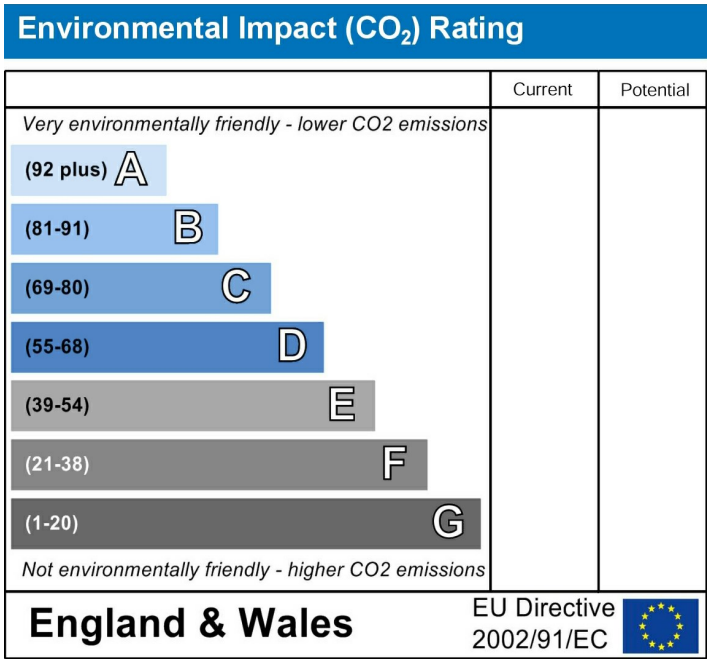


1ST FLOOR



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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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
85
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


Cleethorpes
Sussex Rec Dog Park
Beacon Medical Centre
Saint Francis of Assisi
THRUNSCOE
Grimsby Rd
Isaac's Hill
Clee Rd
Mill Rd
Bentley St
Kingsway
Thrunscoe Rd
Taylor's Ave
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They normally charge a fee of £495 payable on production of offer.

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