



# CROFTS ESTATE AGENTS

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



Taylor's Avenue

Cleethorpes  
DN35 0LT

Offers in the Region Of £220,000

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### Property Introduction

This attractive semi-detached property on Taylors Avenue in Cleethorpes offers well-proportioned living space, making it an ideal choice for families or first-time buyers alike. Set behind a pleasant front garden, the property welcomes you into a bright and comfortable lounge, perfect for relaxing. A separate dining room provides an excellent space for entertaining or family meals, while the fitted kitchen offers ample storage and workspace. A convenient ground floor WC completes the layout. To the first floor, there are three well-sized bedrooms, offering flexibility for growing families, guests, or home working. The family bathroom is fitted with a modern four-piece suite, providing both style and practicality. Externally, the property benefits from gardens to both the front and rear, offering outdoor space to enjoy throughout the year. To the rear, there is a garage accessed via a gated entry. While the access is not suitable for a car, it provides useful storage or workshop potential. Situated in a popular residential area of Cleethorpes, this home is well placed for local amenities, schools, and transport links, making it a fantastic opportunity for a wide range of buyers.

### Entrance Hall

Entering the property reveals a radiator and a tiled floor.

### Lounge

12' 6" x 12' 0" (3.80m x 3.65m)

The lounge has bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

### Dining Room

15' 10" x 12' 0" (4.82m x 3.65m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

### Kitchen

13' 4" x 8' 11" (4.06m x 2.73m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the side, a radiator and a tiled floor. There is also fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine and an electric oven with a gas hob and extractor over.

### WC

With a WC and basin.

### First Floor Landing

The first floor landing has a window to the side elevation, access to the loft and a carpeted floor.

### Bedroom One

12' 6" x 12' 0" (3.80m x 3.65m)

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

#### **Bedroom Two**

12' 6" x 12' 0" (3.82m x 3.66m)

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

#### **Bedroom Three**

9' 11" x 9' 1" (3.02m x 2.76m)

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

#### **Bathroom**

7' 9" x 5' 5" (2.36m x 1.66m)

The bathroom has dual aspect opaque windows to the side and rear elevation, a radiator and a four piece suite with a WC, basin, bath and shower cubicle with an electric shower.

#### **Garage**

With doors to the front and ideal for storage.

#### **Outside**

With gardens to the front and rear and access to the garage to the side at the rear, although not wide enough access for a vehicle this is good storage.

#### **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.

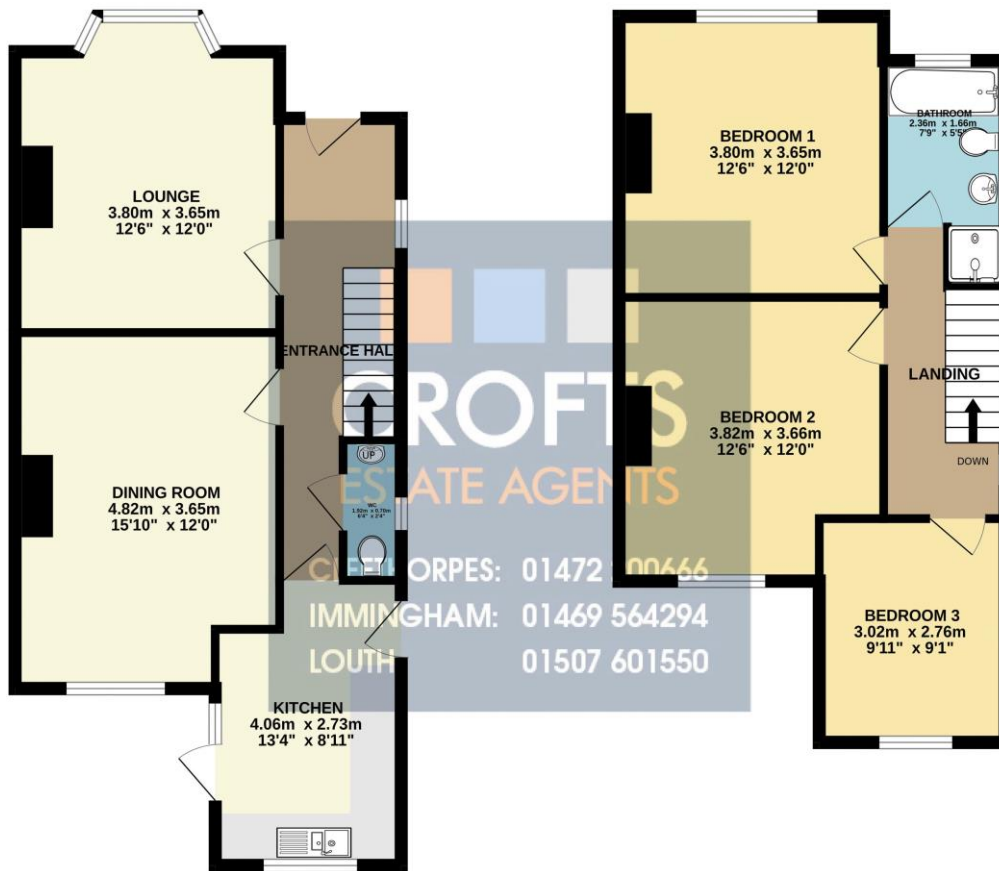
#### **Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



GROUND FLOOR  
50.2 sq.m. (540 sq.ft.) approx.

1ST FLOOR  
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA - 94.5 sq.m. (1017 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		
69-80	C		80 C
55-68	D	61 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.