



## Brereton Avenue

Cleethorpes  
DN35 7RP

Offers in the Region Of £72,500

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### Property Introduction

Offered for sale with NO FORWARD CHAIN, this spacious mid-terrace property on Brereton Avenue in Cleethorpes presents an excellent opportunity for families, first-time buyers, or investors alike. The ground floor features a generous lounge flowing seamlessly into the dining room, creating a bright and versatile living space ideal for both everyday family life and entertaining guests. The layout provides a welcoming feel, with ample room for clearly defined seating and dining areas. To the rear of the property is a well-proportioned kitchen offering plenty of storage and work surface space. Completing the ground floor is a bathroom fitted with a four-piece suite, comprising a bath, separate shower, wash basin and WC, providing both practicality and comfort. To the first floor are three double bedrooms, all well-sized and offering flexible accommodation options, whether for family living, guests, or a home office. A separate shower room adds further convenience to the upstairs layout. Externally, the property benefits from gardens to both the front and rear, offering outdoor space for relaxation or entertaining. With its spacious accommodation and sought-after location, this property is ready for its next chapter.

### Entrance Hall

Entering the property reveals a radiator and laminate flooring.

### Lounge

12' 7" x 11' 7" (3.83m x 3.53m)

The lounge has a window to the front elevation, a radiator and laminate flooring. The dining room is then found off the lounge.

### Dining Room

13' 5" x 9' 6" (4.09m x 2.89m)

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

### Kitchen

17' 9" x 8' 9" (5.40m x 2.67m)

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

### Bathroom

9' 4" x 8' 11" (2.84m x 2.72m)

The bathroom has an opaque window to the rear elevation, a radiator and a tiled floor. There is also a WC, basin, bath and a shower cubicle with a mains shower.

### First Floor Landing

With a carpeted floor and a storage cupboard.

### Bedroom One

15' 0" x 12' 7" (4.57m x 3.84m)

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

#### **Bedroom Two**

12' 10" x 9' 5" (3.91m x 2.87m)

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

#### **Bedroom Three**

11' 3" x 8' 11" (3.44m x 2.71m)

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

#### **Shower Room**

The shower room has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a shower cubicle with an electric shower.

#### **Outside**

With gardens to the front and rear.

#### **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](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 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.

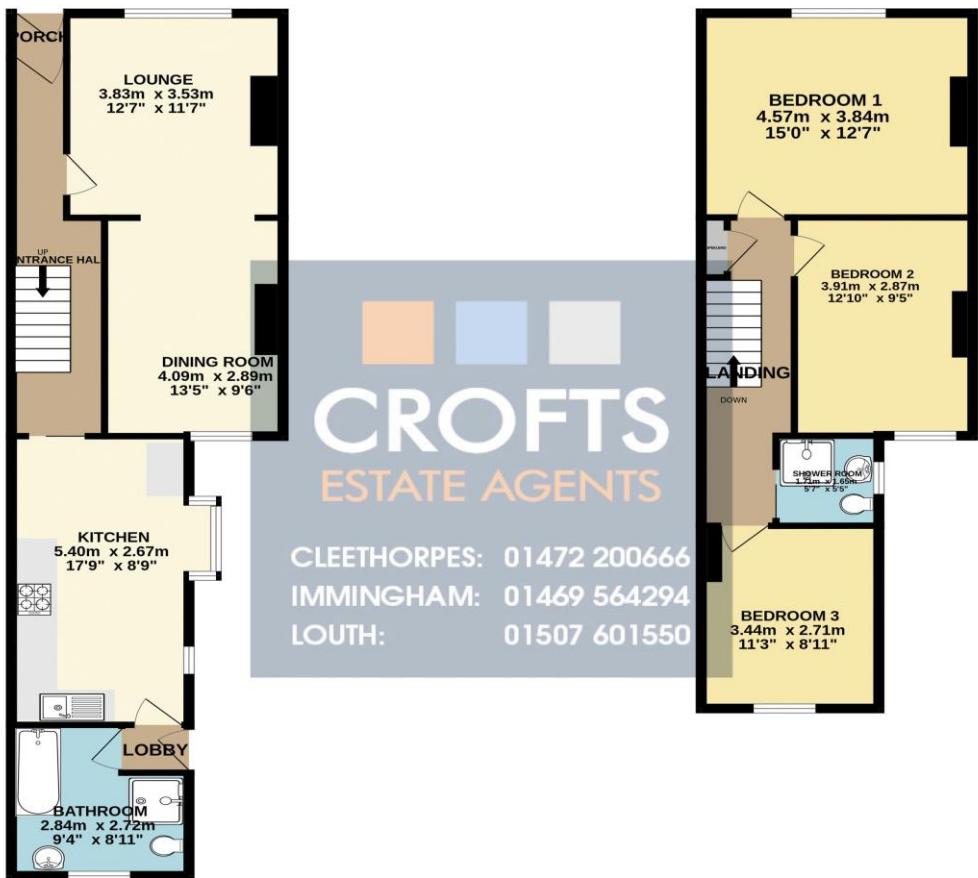
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
58.3 sq.m. (627 sq.ft.) approx.

1ST FLOOR  
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA: 107.0 sq.m. (1152 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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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