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



Bennett Road

Cleethorpes
DN35 7JS

Offers in the Region Of £139,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

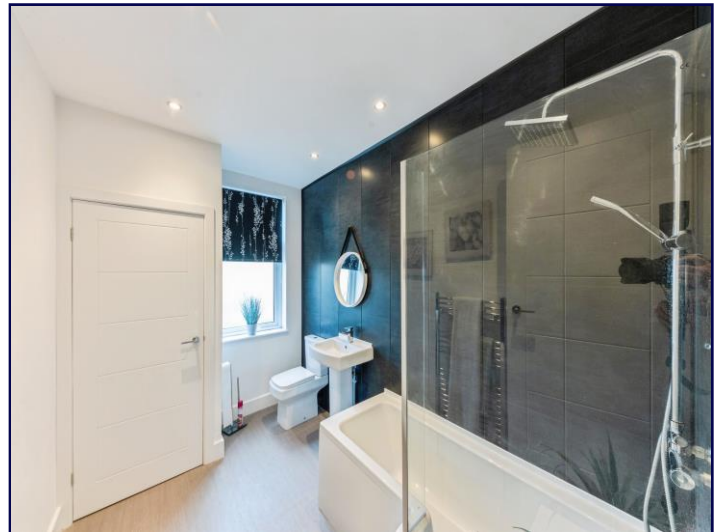
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

NO FORWARD CHAIN - Ideal first time purchase. Superbly appointed throughout with a fantastic kitchen and bathroom. Mid terrace property located within the town of Cleethorpes and nearby to a wide variety of local amenities and schools. With a delightful rear garden being a great space to relax or entertain with a pergola and manageable flower beds. Internal viewing will reveal the lounge, kitchen-diner, utility, WC, two double bedrooms and the bathroom. The property also benefits from uPVC double glazing and gas central heating.

Lounge

12' 0" x 13' 2" (3.65m x 4.01m)

The lounge has a bay window to the front elevation, two radiators and laminate flooring.

Stairs

Stairs lead to the first floor.

Dining Room

11' 9" x 13' 2" (3.59m x 4.01m)

The dining room has a window to the rear elevation, a radiator and laminate flooring. There is also access to the under stairs cupboard.

Kitchen

11' 3" x 6' 9" (3.44m x 2.05m)

The kitchen has a window to the side elevation, laminate flooring and a modern fitted kitchen with a range of units to base and eye level with a one and a half sink and drainer and an electric oven and hob with an extractor over.

Utility room

8' 10" x 6' 9" (2.68m x 2.07m)

The utility room has a window to the side elevation, a radiator and laminate flooring. There is also the WC within this space which has laminate flooring, a WC and a vanity basin.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

11' 11" x 13' 1" (3.63m x 4.00m)

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

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

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

Bathroom

11' 3" x 6' 11" (3.43m x 2.10m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and a P shaped bath with a glass screen and mains shower. There is also a cupboard which houses the boiler.

Outside

With a low maintenance front garden with a path to the front door. The rear garden has a lawn, established shrubs and colourful flower beds with a pergola providing a lovely setting for alfresco dining.

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

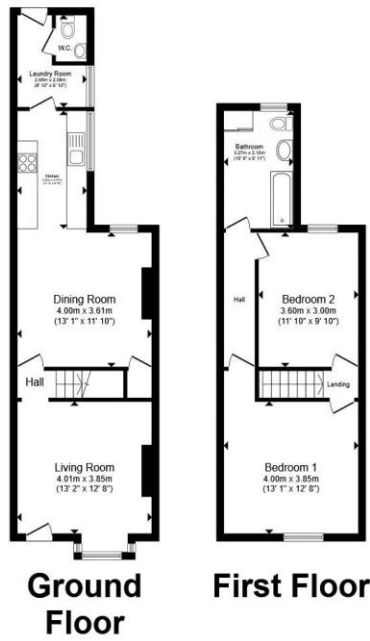
Free Valuations

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.





Total floor area 91.4 m² (984 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		