



# CROFTS ESTATE AGENTS

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



## Tiverton Street

Cleethorpes  
DN35 7PP

Offers in the Region Of  
£69,590

Situated in the heart of Cleethorpes, this mid-terrace property on Tiverton Street presents an excellent opportunity for those seeking a full refurbishment project. Offering generous proportions throughout, the home provides plenty of scope to create a comfortable family residence or investment. The accommodation is arranged over two floors and briefly comprises a front lounge, separate dining room, kitchen, and ground floor bathroom. To the first floor are three well-sized bedrooms, providing ample space for a growing family. Externally, the property benefits from small gardens to the front and rear. With its central location, the home is ideally placed for local amenities, schools, transport links, and Cleethorpes seafront. Requiring a comprehensive programme of improvement, this property offers a fantastic chance for buyers to add value and tailor it to their own taste and needs. Offered with NO FORWARD CHAIN, early enquiries are recommended.

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#### Entrance Hall

Entering the property through the entrance porch reveals hallway and also an electric storage heater.

#### Lounge

9' 10" x 11' 9" (2.99m x 3.58m)

The lounge has a bay window to the front elevation.

#### Dining Room

9' 7" x 13' 2" (2.93m x 4.01m)

The dining room has a window to the rear elevation and access to the under stairs cupboard.

#### Kitchen

12' 11" x 8' 0" (3.93m x 2.45m)

The kitchen has a window and door to the side elevation and a range of modern fitted kitchen units with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

#### Shower Room

6' 6" x 7' 9" (1.98m x 2.37m)

The bathroom has an opaque window to the side elevation, a vanity basin and a shower area with with an electric shower and wet room style floor.

#### WC

2' 9" x 4' 10" (0.83m x 1.48m)

Off the shower room with an opaque window to the side elevation and a WC.

#### First Floor Landing

The first floor landing has an electric storage heater.

#### Bedroom One

11' 9" x 13' 1" (3.57m x 4.00m)

Bedroom one has a window to the front elevation

#### Bedroom Two

9' 9" x 10' 0" (2.97m x 3.06m)

Bedroom two has a window to the rear elevation.

#### Bedroom Three

12' 7" x 8' 1" (3.83m x 2.46m)

Bedroom three has a window to the rear elevation and a built in cupboard.

#### Outside

With gardens to the front and rear.

**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.

**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 the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

**Tenure**

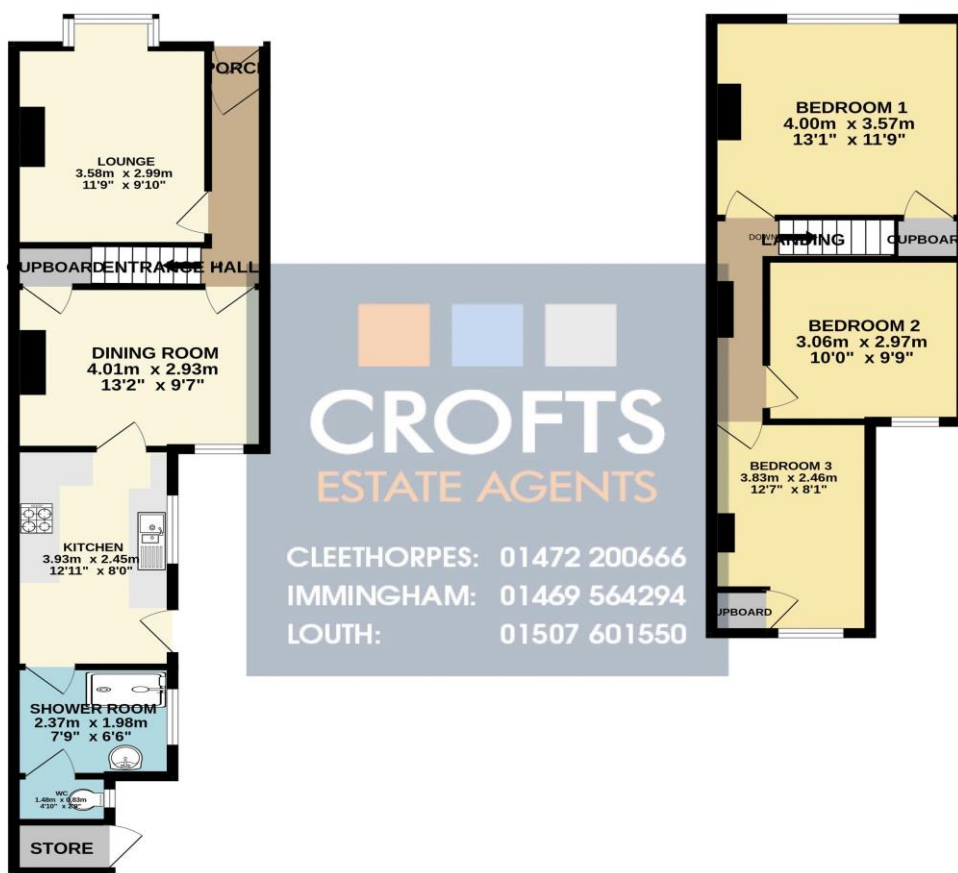
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.





GROUND FLOOR  
44.8 sq.m. (482 sq.ft.) approx.

1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA: 81.3 sq.m. (875 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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