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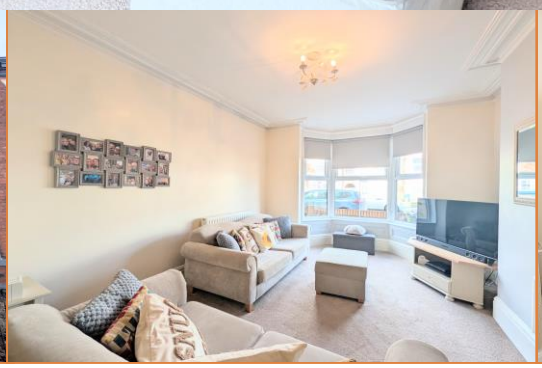
CLEETHORPES
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IMMINGHAM
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LOUTH
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Highgate

Cleethorpes
DN35 8NS

Offers in the Region Of £128,000

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Property Introduction
Situated within this established residential position on Highgate in Cleethorpes, this attractive mid-terrace property offers modern, fresh décor throughout and would make an ideal first-time purchase or investment opportunity. The ground floor accommodation comprises a bright and welcoming lounge-diner, beautifully presented and offering a versatile open-plan space for both relaxing and entertaining. The contemporary finish creates a light and airy feel, complemented by neutral tones and stylish flooring. To the rear, the kitchen is well-appointed with a range of units and worktop space providing a practical yet attractive cooking environment. To the first floor are three well-proportioned bedrooms, two of which are comfortable doubles, with the third making an ideal nursery, dressing room or home office. The family bathroom is fitted with a four-piece suite, including a bath, separate shower cubicle, wash basin and WC. Externally, the property benefits from a small garden to the front and an enclosed small area to the rear. Early viewing is highly recommended to fully appreciate this superb home.

Entrance Hall
Entering through the entrance porch reveals a radiator and the original mosaic tiled floor. There is also an under stairs cupboard.

Lounge/Diner
25' 7" x 11' 11" (7.79m x 3.62m max)
The lounge-diner has dual aspect windows to the front and rear elevation, two radiators and a carpeted floor.

Kitchen
7' 11" x 10' 8" (2.42m max x 3.24m)
The kitchen has a window and door to the side elevation, a radiator and a tiled floor. There is also a range of fitted units with sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

First Floor Landing
The first floor landing has a carpeted floor.

Bedroom One
12' 6" x 11' 10" (3.81m x 3.60m)
Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Two
12' 6" x 11' 2" (3.82m x 3.40m)
Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three
9' 4" x 6' 2" (2.84m x 1.89m)
Bedroom three has a window to the front elevation, a radiator and laminate flooring.

Bathroom
6' 2" x 10' 7" (1.87m x 3.22m)
The bathroom has an opaque window to the side elevation, a heated towel rail and tiled walls and flooring. There is also a WC, basin, bath and a shower enclosure with an electric shower.

Outside
A gate reveals the front garden which is low maintenance. Through the side passage there is a gate to the rear of the property which is small concreted area which provides access to the neighbouring property.

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 websitewww.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.

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.

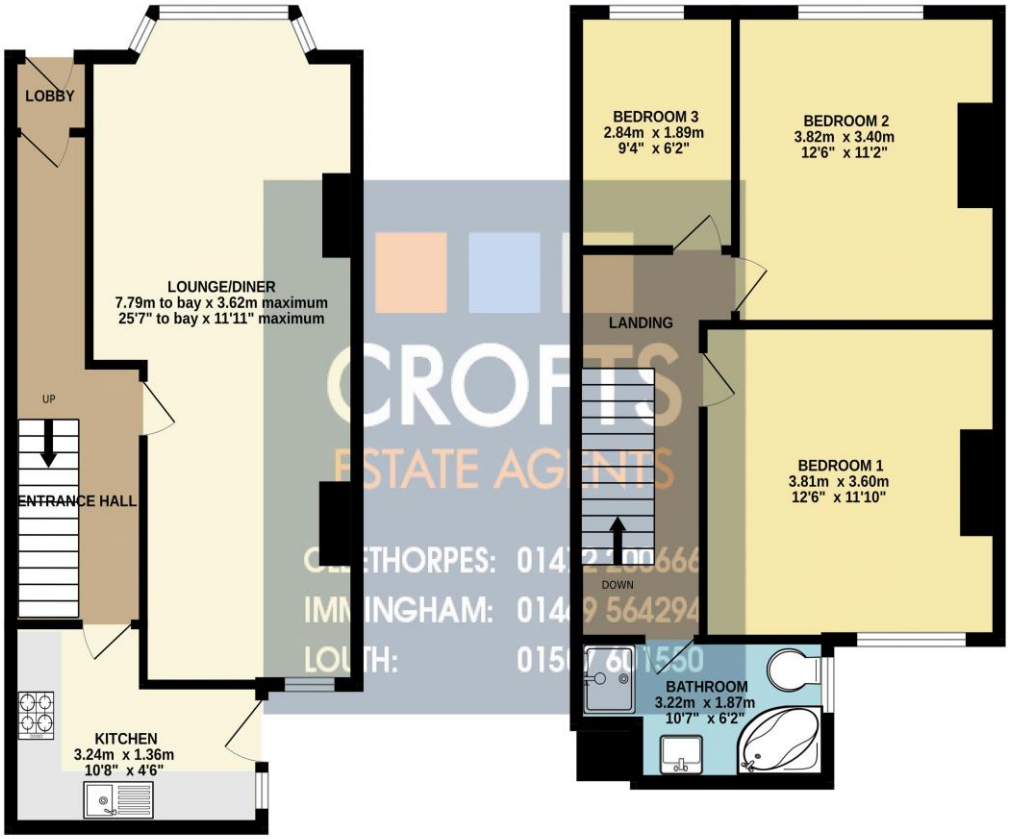
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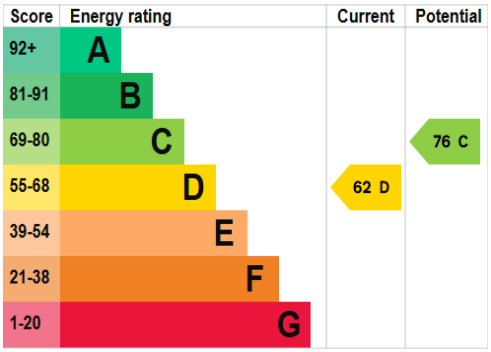
GROUND FLOOR
43.0 sq.m. (462 sq.ft.) approx.

1ST FLOOR
48.8 sq.m. (526 sq.ft.) approx.



TOTAL FLOOR AREA : 91.8 sq.m. (988 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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