



# CROFTS ESTATE AGENTS

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



Bentley Street

Cleethorpes  
DN35 8DL

Offers in the Region Of £105,000

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**Property Introduction**

Offered for sale with no forward chain, this well-presented Two-bedroom mid-terrace property is situated on Bentley Street in the popular seaside town of Cleethorpes, providing an excellent opportunity for first-time buyers, families, or investors alike. The accommodation is arranged over two floors and briefly comprises an entrance hall leading to a spacious lounge-diner, offering a versatile living and entertaining space with ample room for both seating and dining furniture. The ground floor also benefits from a fitted kitchen and a convenient separate WC. To the first floor are Two well-proportioned bedrooms, providing flexible accommodation for a growing family, home working, or guest space. Completing the first-floor layout is a family bathroom together with an additional separate WC, adding practicality for busy households. Externally, the property enjoys gardens to both the front and rear. The front garden provides an attractive approach to the home, while the enclosed rear garden offers a private outdoor space ideal for relaxing, entertaining, or family activities. Ideally located within easy reach of Cleethorpes town centre, local amenities, schools, transport links, and the seafront, this property combines convenience with comfortable family living. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer. Available with vacant possession and no forward chain, this is a fantastic opportunity for purchasers seeking a straightforward move.

**Lounge/Diner**

27' 0" x 12' 9" (8.23m x 3.88m)

The lounge-diner is found from the entrance porch and reveals dual aspect windows to the front and rear, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

**Kitchen**

15' 6" x 7' 3" (4.72m x 2.21m)

The kitchen has a window to the side elevation, a radiator and carpeted flooring. There is also a range of fitted units with a sink and drainer and a fitted cupboard.

**Lobby**

With door to the rear garden and a built in cupboard.

**WC**

With an opaque window to the side elevation and a WC.

**First Floor Landing**

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

**Bedroom One**

13' 0" x 11' 2" at widest point (3.95m x 3.40m)

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

#### **Bedroom Two**

15' 4" x 9' 11" (4.67m x 3.02m)

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

#### **Shower Room**

6' 9" x 7' 3" (2.06m x 2.21m)

The shower room has an opaque window to the rear elevation, a radiator and a carpeted floor. There is also a basin, steam shower cubicle and a fitted cupboard.

#### **WC**

The WC has an opaque window to the side elevation, a WC and a basin,

#### **Outside**

There are low maintenance 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.

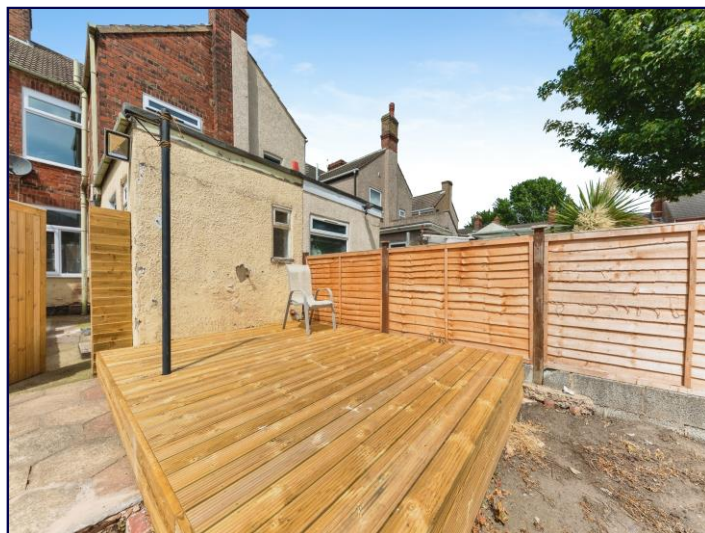
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

#### **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

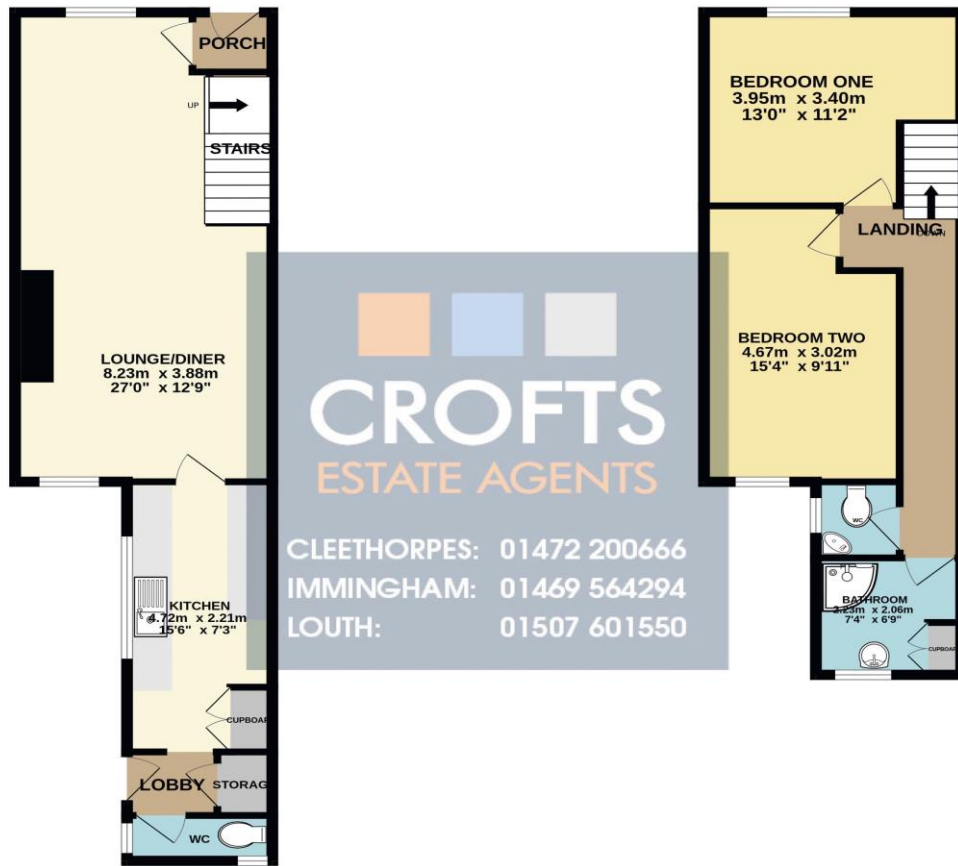
#### **Council Tax Information**

Band A: To confirm council tax banding for this property please



GROUND FLOOR  
46.3 sq.m. (499 sq.ft.) approx.

1ST FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA - 86.4 sq.m. (930 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		79 C
55-68	D	67 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.