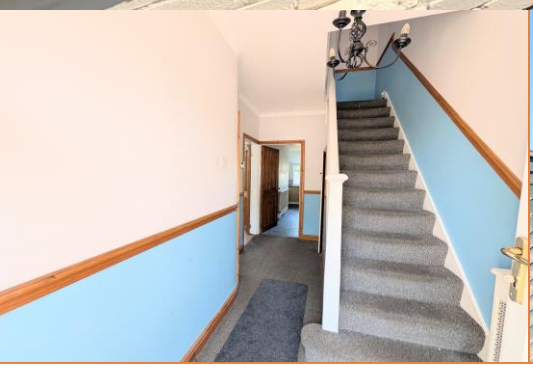
CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

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Oliver Street

Cleethorpes
DN35 7QQ

Offers in the Region Of £90,000

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Property Introduction
Situated on the popular Oliver Street in Cleethorpes, this well-presented three-bedroom mid-terrace property offers spacious accommodation throughout and is an excellent opportunity for first-time buyers, families or investors alike. The ground floor comprises a welcoming entrance hall with useful understairs storage, leading to a bright front lounge featuring a walk-in bay window. To the rear, the separate dining room provides an ideal space for family meals or entertaining, with French doors opening onto the enclosed rear garden. Completing the ground floor is a well-appointed galley-style kitchen, fitted with a range of attractive shaker-style units, integrated oven and hob, plumbing for a washing machine and direct access to the garden. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC. The principal bedroom enjoys pleasant open views towards the Humber Estuary, while the second bedroom retains character with its original cast iron fireplace. Further benefits include uPVC double glazing, gas central heating and an enclosed rear garden, mainly laid to lawn, together with a low-maintenance front courtyard. Conveniently located within easy reach of Cleethorpes seafront, the promenade, local shops, cafés and restaurants, the property also benefits from excellent transport links and nearby schools. Cleethorpes railway station is within easy reach, offering regular services to Grimsby, Barton-upon-Humber and Manchester, making this a fantastic home for commuters and those looking to enjoy everything this vibrant coastal town has to offer.

Entrance Hall
Entering the property reveals coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Lounge
The lounge has a bay window to the front elevation, a coving to the ceiling, a radiator and laminate flooring.

Dining Room
The dining room has French doors to the rear elevation, a coving to the ceiling, a radiator and laminate flooring.

Kitchen
The kitchen has a window and door to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, an electric oven and gas hob with an extractor over. There is also plumbing for a washing machine and dish washer.

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

Bedroom One
Bedroom one has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Two
Bedroom two has a window to the front elevation, a radiator and laminate flooring.

Bedroom Three
Bedroom three has a window to the front elevation, a radiator and laminate flooring.

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

Outside
With gardens to the front and rear.

Tenure
Believed to be Leasehold, 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.

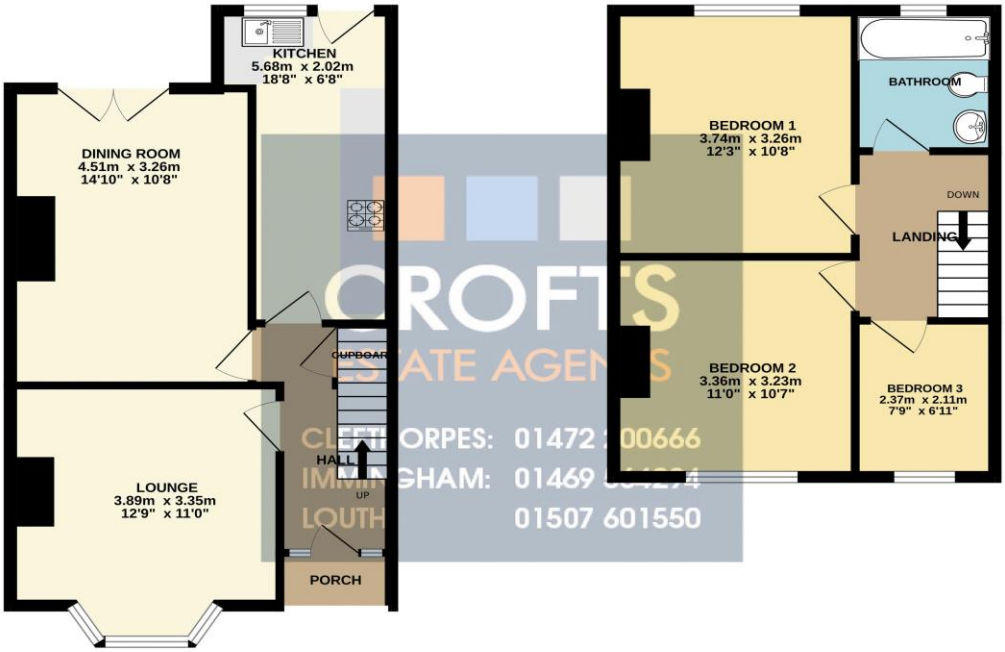
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





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

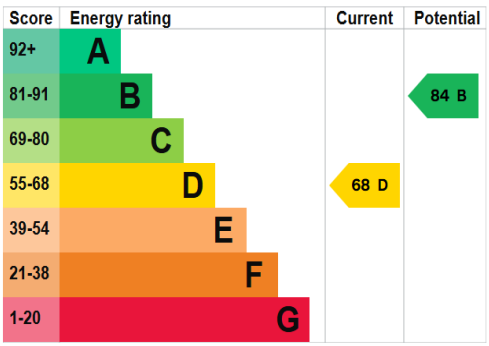
1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



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LOUTH: 01507 601550

TOTAL FLOOR AREA : 78.5 sq.m. (845 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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