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



Montgomery Road

Cleethorpes
DN35 9JJ

Offers in the Region Of £139,000

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Property Introduction

Early viewing is highly recommended on this three-bedroom semi-detached home, offering fantastic potential for buyers looking to modernise and create a home tailored to their own taste and style. Situated within this well-established residential location, the property is just a short walk from the popular St Peters Avenue shopping parade, local amenities, and the beachfront. Offered to the market with no forward chain, the property benefits from gas central heating and uPVC double glazing throughout, making it an ideal purchase for first-time buyers, families, or investors alike. The accommodation briefly comprises an entrance hallway, comfortable lounge, separate dining room, fitted kitchen, rear lobby, wet room, and utility area to the ground floor. To the first floor there are three bedrooms, family bathroom, and landing. Externally, the property enjoys front and rear gardens, a driveway providing off-road parking, and a detached garage offering additional storage or workshop space.

Entrance Hallway

10' 9" x 7' 3" (3.273m x 2.211m)
uPVC double glazed window and entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge

12' 9" into bay x 13' 3" (3.881m x 4.040m)
uPVC double glazed bay window to the front and a further double glazed window to the side. Central heating radiator. Coving to the ceiling. Inset electric fire.

Dining Room

10' 9" x 9' 10" (3.275m x 2.991m)
uPVC double glazed window to the rear elevation. Central heating radiator. Plate rack to the walls.

Kitchen

10' 9" x 10' 8" (3.286m x 3.253m)
uPVC double glazed window to the rear elevation. Rear entry door into the lobby. Fitted with a range of wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Integrated eye level double oven and a four ring gas hob with chimney extractor over. Central heating radiator.

Lobby

3' 5" x 6' 2" (1.045m x 1.867m)
uPVC double glazed entry door to the side.

Wet Room

6' 10" x 6' 7" (2.075m x 2.013m)
uPVC double glazed window to the side elevation. Fitted with a w.c, basin and electric shower to the shower area. Central heating

radiator. Its fair to say this area would benefit from refurbishment. Access through to the utility area.

Utility

6' 9" x 7' 3" (2.068m x 2.207m)

uPVC double glazed window to the side and rear elevation. Wall mounted gas boiler. Plumbing for a washing machine.

First Floor Landing

Storage cupboard.

Bedroom One

10' 9" into wardrobe x 13' 3" (3.273m x 4.047m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes along one wall.

Bedroom Two

10' 9" x 11' 0" (3.278m x 3.344m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobe/cupboard.

Bedroom Three

10' 9" x 7' 3" (3.288m x 2.201m)

uPVC double glazed window to the front elevation. Cupboard over the stairs. Built in wardrobes/cupboards.

Bathroom

5' 5" x 9' 7" (1.653m x 2.922m)

uPVC double glazed window to the rear elevation. Fitted with a pedestal wash hand basin, close coupled w.c and a pedestal wash hand basin. Chrome effect central heating radiator.

Outside

Front Garden / Exterior - The property enjoys excellent kerb appeal, set back from the road behind a low-maintenance front garden with mature planting and gated access. A lengthy driveway to the side provides ample off-road parking and leads to a detached garage, offering excellent storage or workshop potential. Rear Garden - To the rear is a generously sized and well-established garden, ideal for families and keen gardeners alike. Predominantly laid to lawn, the garden features a variety of mature shrubs, planted borders, patio seating areas, and greenhouse spaces, creating a private and versatile outdoor setting. Enclosed by mature hedging and fencing, the garden offers a good degree of privacy.

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 B: 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.

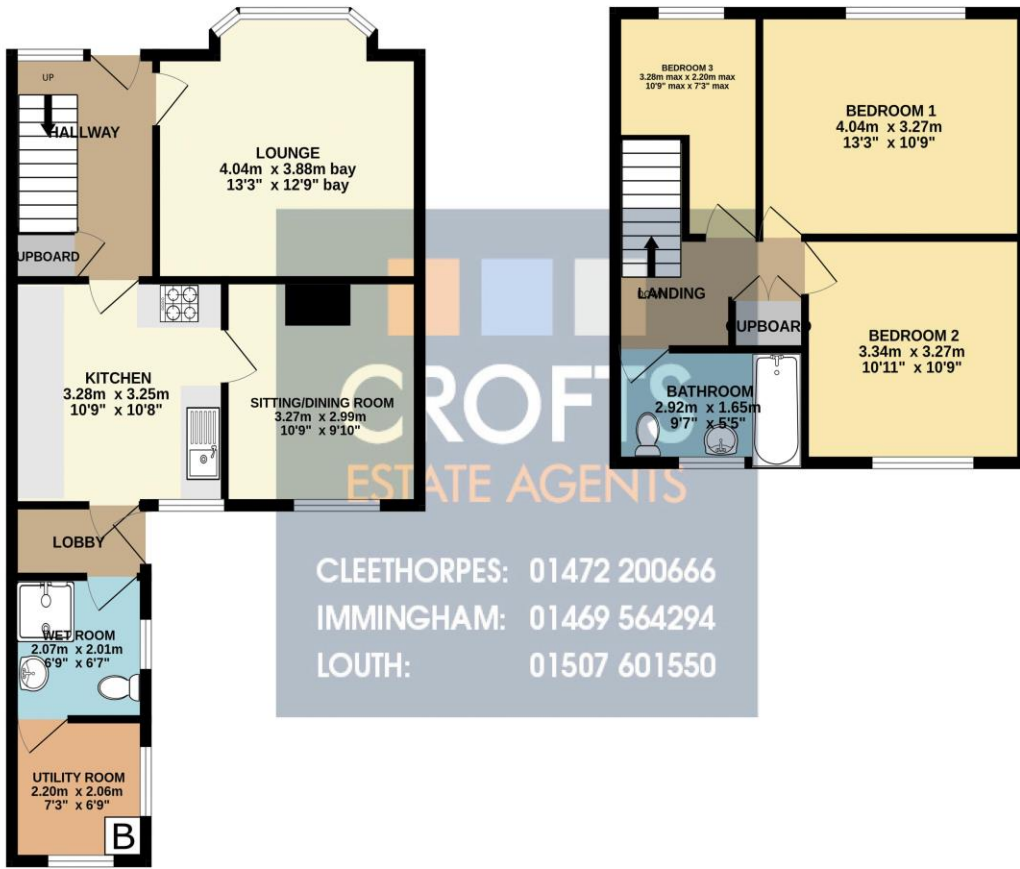
Property Management

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.



GROUND FLOOR
52.2 sq.m. (562 sq.ft.) approx.

1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



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TOTAL FLOOR AREA - 93.0 sq.m. (1002 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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