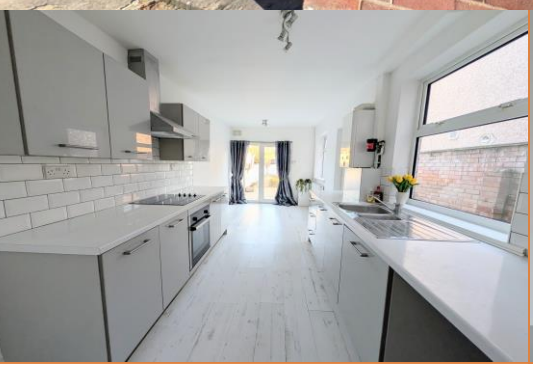
CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

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West Street

Cleethorpes
DN35 8QA

£135,000

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Property Introduction
Crofts Estate Agents are pleased to offer for sale this modern three-bedroom end of terrace property, ideally situated in a central location within the popular coastal town of Cleethorpes. The property represents an excellent opportunity for first time buyers, families or investors with the accommodation well laid out over two floors and provides comfortable and practical living space. The ground floor comprises an entrance hall leading into a well-proportioned lounge-diner together with a spacious kitchen providing a useful space for both everyday living and entertaining. To the first floor are three bedrooms, along with a family bathroom. Externally, the property benefits from gardens to both the front and rear, providing useful outdoor space and further enhancing the appeal of the home. Permit parking is also available. Situated within central Cleethorpes, the property is conveniently placed for a wide range of local amenities, including shops, schools, restaurants and leisure facilities, whilst the seafront and promenade are also within easy reach. Internal viewing is highly recommended to appreciate the accommodation and location on offer.

Lounge-Diner
23' 9" x 9' 11" (7.24m x 3.02m)
With dual aspect windows to the front and rear, a radiator and a carpeted floor.

Kitchen
19' 3" x 8' 0" (5.86m x 2.45m)
The kitchen has a dual aspect windows to the side and rear elevation, a door to the rear and laminate flooring. There is also a range of fitted units with a sink and drainer and an electric oven and hob.

Bedroom 1
11' 5" x 13' 0" (3.49m x 3.95m)
Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom 2
11' 5" x 8' 0" (3.49m x 2.45m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom
9' 1" x 4' 9" (2.78m x 1.45m)
The bathroom has an opaque window to the side elevation, a radiator and a three piece suite with a WC, basin and a bath.

Bedroom 3
9' 3" x 8' 2" (2.82m x 2.48m)
Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Gardens

With 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

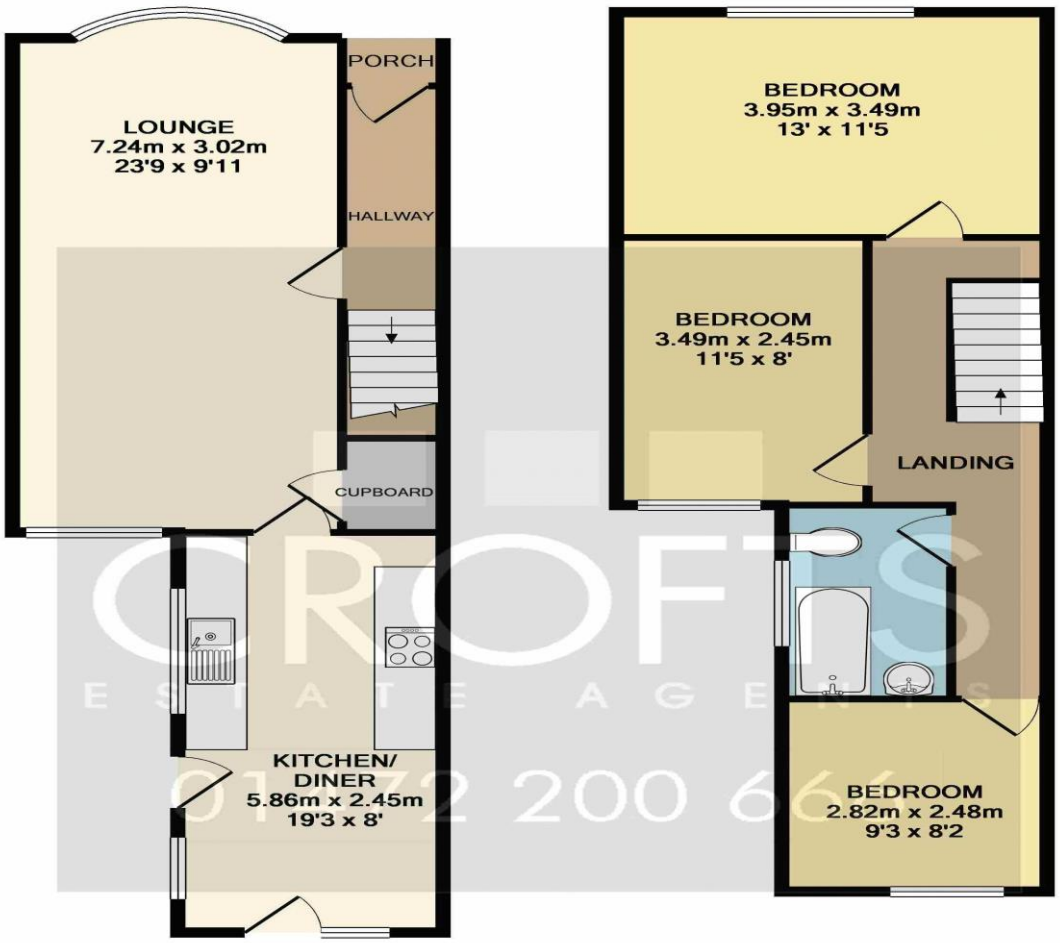
Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a





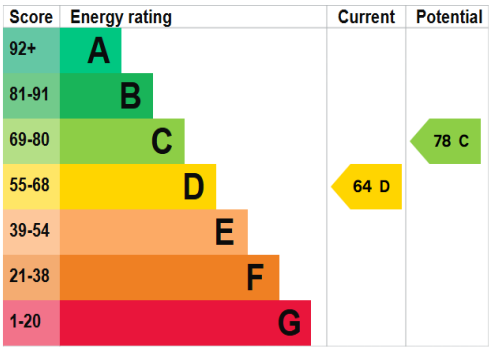


GROUND FLOOR
APPROX. FLOOR
AREA 46.3 SQ.M.
(499 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 45.2 SQ.M.
(486 SQ.FT.)

TOTAL APPROX. FLOOR AREA 91.5 SQ.M. (985 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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MS/SEQ/8768/08.26