CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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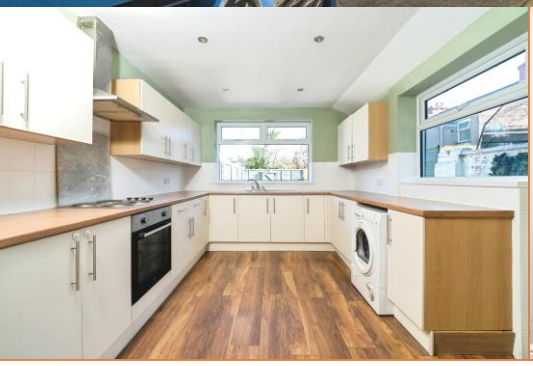
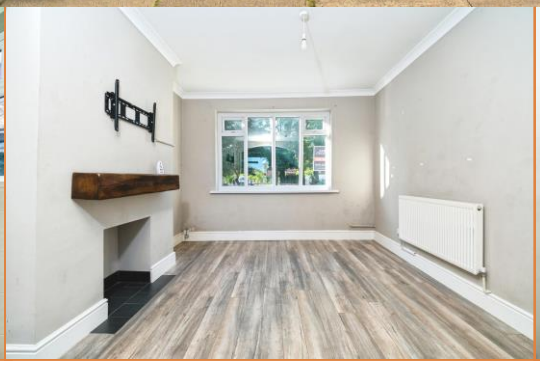
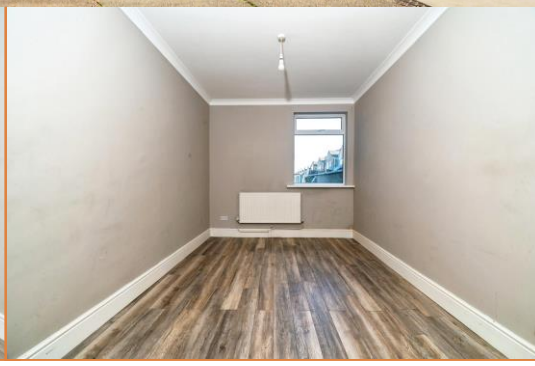
SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER







Brereton Avenue

Cleethorpes
DN35 7RG

Offers in the Region Of £90,000

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Property Introduction
NO CHAIN - SPACIOUS MODERN FAMILY HOME - An ideal opportunity to purchase a spacious and neutral mid terrace property which is located within the popular seaside town of Cleethorpes. Ideal for a young family or even a buy to let investor, this property comes with viewing highly advised. Located within close proximity to local amenities and schools. Internal viewing will reveal the entrance hall, lounge, sitting room, dining room and kitchen all to the ground floor. To the first floor there are three double bedrooms and a bathroom. Externally there are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

Entrance Hall
Entering the property reveals a radiator and laminate flooring. There is also access to the under stairs cupboard.

Lounge
12' 11" x 11' 5" (3.94m x 3.49m)
The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. The room then provides access open plan into the sitting room.

Sitting Room
12' 11" x 9' 5" (3.94m x 2.86m)
The sitting room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Dining Room
17' 3" x 9' 7" (5.27m x 2.93m)
The dining room has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a fitted cupboard.

Kitchen
11' 5" x 9' 11" (3.49m x 3.02m)
The kitchen has dual aspect windows to the side and rear elevation, a door to the side and laminate flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

First Floor Landing
With a built in cupboard and a carpeted floor.

Bedroom One
13' 0" x 14' 11" (3.95m x 4.55m)
Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two
12' 11" x 9' 5" (3.94m x 2.87m)
Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three
10' 2" x 9' 8" (3.11m x 2.94m)
Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom
6' 1" x 6' 7" (1.85m x 2.00m)
The bathroom has an opaque window to the side elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath.

Outside
The front garden is accessed through a gate and is low maintenance. The rear garden is again low maintenance with perimeter walls/fencing with a gate and also a patio area ideal for alfresco dining.

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 panel of high street and specialist lenders.

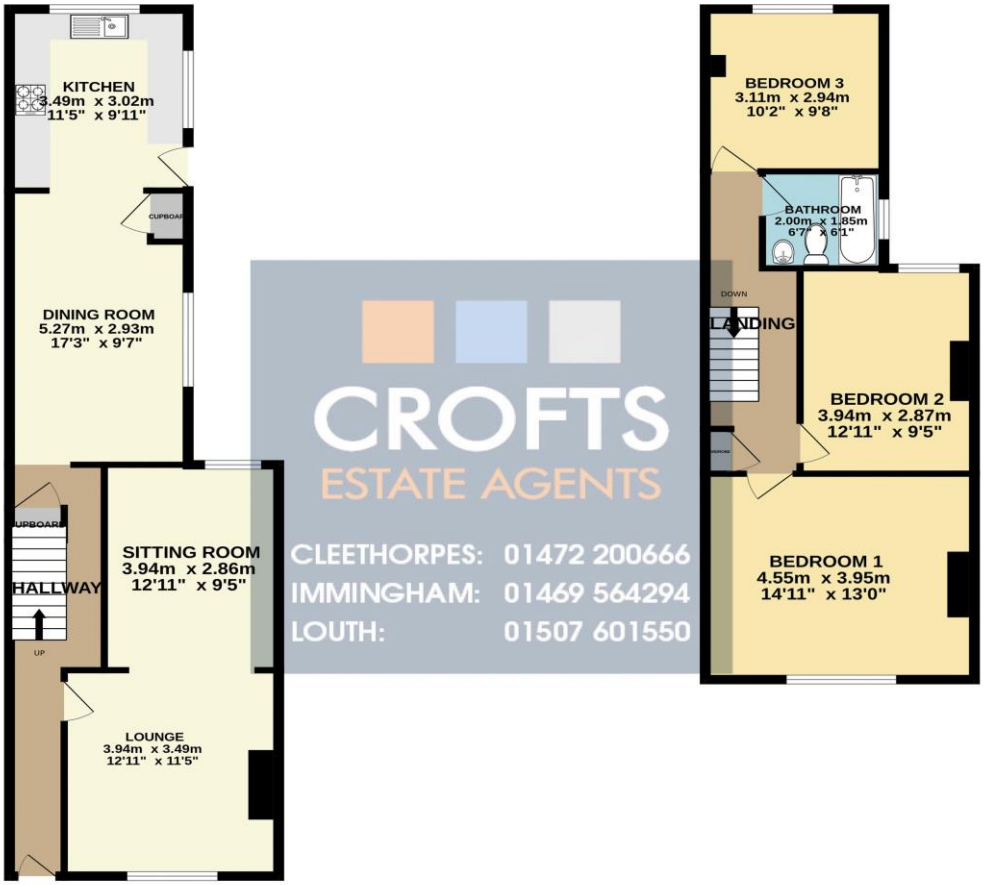
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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
60.1 sq.m. (647 sq.ft.) approx.

1ST FLOOR
48.7 sq.m. (524 sq.ft.) approx.



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TOTAL FLOOR AREA : 108.8 sq.m. (1171 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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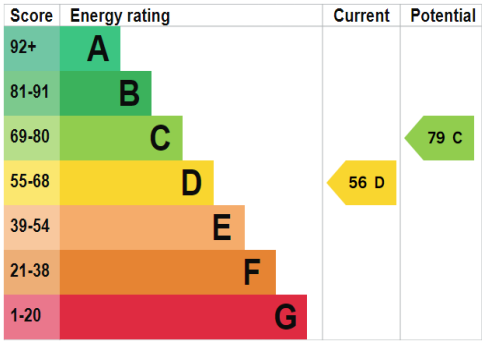

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MS/SEQ/8768/08.26