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Frederick Street

DN35 8DW

Offers in the Region Of £106,500

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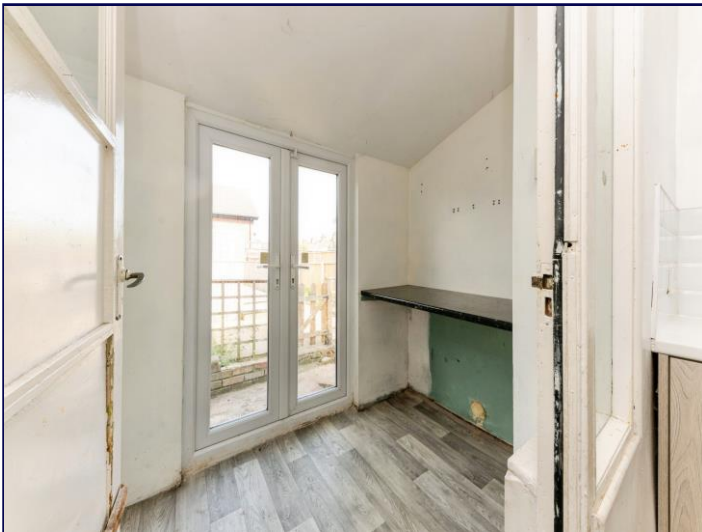
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Property Introduction

Located on Frederick Street in the heart of Cleethorpes, this traditional mid-terrace property presents an excellent opportunity for first-time buyers and investors alike. Offered with no forward chain, the property is well positioned within an established residential area, close to local amenities, schools, transport links and the seafront. The accommodation briefly comprises an entrance hall leading to a spacious lounge and separate dining room, providing comfortable and versatile living space. To the rear is a fitted kitchen, along with a useful utility area offering additional storage and practicality. To the first floor, there are three well-proportioned bedrooms and a family bathroom. The property would benefit from some minor updating and modernisation, providing the new owner with the opportunity to add their own style and make some improvements without the need for extensive renovation. Externally, the property benefits from an enclosed rear garden, offering space for outdoor seating and low-maintenance landscaping. With its convenient location, three bedrooms and scope for light modernisation, this property represents an ideal opportunity for a first-time buyer looking to get onto the property ladder or an investor seeking a property with potential. Situated close to the many amenities and attractions Cleethorpes has to offer, early viewing is highly recommended.

Entrance Hall

Entering the property reveals laminate flooring.

Lounge

11' 10" x 10' 6" (3.61m x 3.21m)

The lounge has a bay window to the front elevation radiator and laminate flooring. There is also a feature fire place.

Dining Room

9' 1" x 7' 10" (2.76m x 2.39m)

The dining room has a window to the rear elevation, a radiator and laminate flooring.

Kitchen/Breakfast Room

With two windows to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer, an electric oven and gas hob with an extractor over. The boiler was new in March 2026. Featuring a new Howdens kitchen.

Utility room

4' 10" x 7' 10" (1.48m x 2.39m)

The utility room has French doors to the rear elevation, vinyl flooring and plumbing for a washing machine.

First Floor Landing

The first floor landing has access to the loft, a carpeted floor and a built in cupboard.

Bedroom One

11' 10" x 13' 9" (3.60m x 4.20m)

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

Bedroom Two

11' 10" x 8' 4" (3.60m x 2.55m)

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

Bedroom Three

8' 11" x 7' 10" (2.71m x 2.39m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. as well as a feature original fireplace.

Bathroom

8' 10" x 4' 7" (2.70m x 1.40m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with an electric shower.

Outside

With 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 : To confirm council tax banding for this property please view the website www.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.





Total floor area 92.5 m² (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		