



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Whites Road

Cleethorpes
DN35 8RP

£115,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

****Attention Investors**** Early viewing is highly advised on this two bedroom end of terrace which creates an ideal investment opportunity for the experienced landlord with the tenant showing a strong interest in remaining. The accommodation on offer briefly comprises entrance hallway, sitting/dining room, lobby, lounge, kitchen, landing, two bedrooms and a bathroom. Front and rear gardens. Gas central heating and uPVC double glazing.

Entrance Hallway

uPVC double glazed entry door to the front elevation. Inner door through to the first of the reception rooms.

Sitting/Dining Room

11' 2" x 12' 11" (3.405m x 3.944m)
Neutrally decorated and having uPVC double glazed bay window to the front elevation. Central heating radiator.

Lobby

Staircase to the first floor accommodation.

Sitting Room

11' 2" x 14' 0" (3.396m x 4.279m)
uPVC double glazed window to the rear elevation. Central heating radiator. Understairs storage cupboard.

Lobby

3' 8" x 2' 11" (1.112m x 0.887m)
uPVC double glazed entry door to the side elevation. Central heating radiator.

Kitchen

11' 0" min x 10' 3" (3.360m x 3.128m) minimum
Offering uPVC double glazed window to the side elevation, the kitchen offers a range of wall and base units with roll edged work surfacing and breakfast bar. Gas cooker point. Tiled splashback. Plumbing for a washing machine. Wall mounted gas boiler. Down lighting to the ceiling. Central heating radiator.

First Floor Landing

Loft access to the ceiling.

Bathroom

6' 6" x 7' 6" (1.993m x 2.280m)
uPVC double glazed window to the rear elevation. Fitted with a panelled bath with shower and screen over, close coupled w.c and pedestal wash hand basin. Central heating radiator. Splashback tiling. Down lighting to the ceiling.

Bedroom One

11' 1" plus alcove x 12' 4" (3.374m x 3.766m)
uPVC double glazed window to the front elevation. Central heating radiator. Decorative fireplace.

Bedroom Two

11' 3" x 6' 7" (3.427m x 2.006m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property benefits from front and a good sized rear garden which benefits from being southerly facing.

Additional Information

Please note that measurements are approximately due to the angle shaped of some of the rooms.

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 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.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

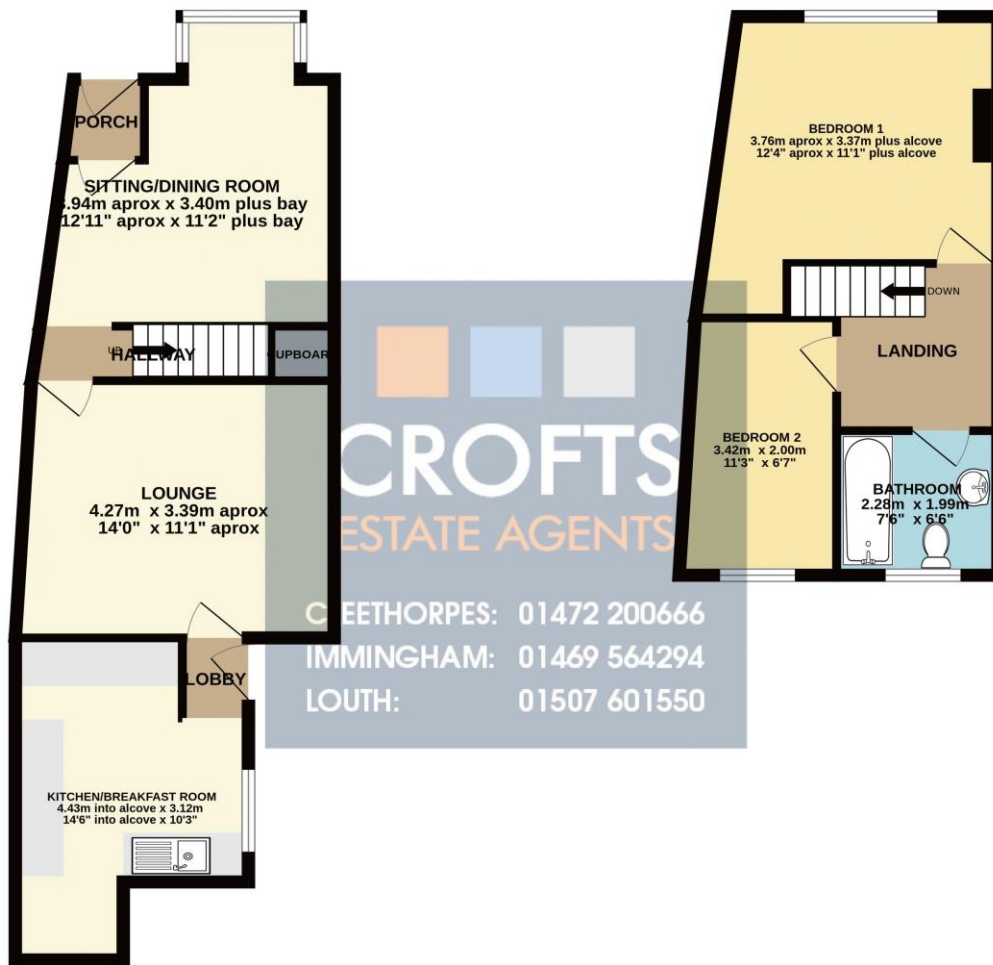
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
43.8 sq.m. (471 sq.ft.) approx.

1ST FLOOR
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 73.9 sq.m. (795 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.

Made with Metropix ©2025