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



Sutcliffe Avenue

Grimsby
DN33 1AG

Guide Price £75,000

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

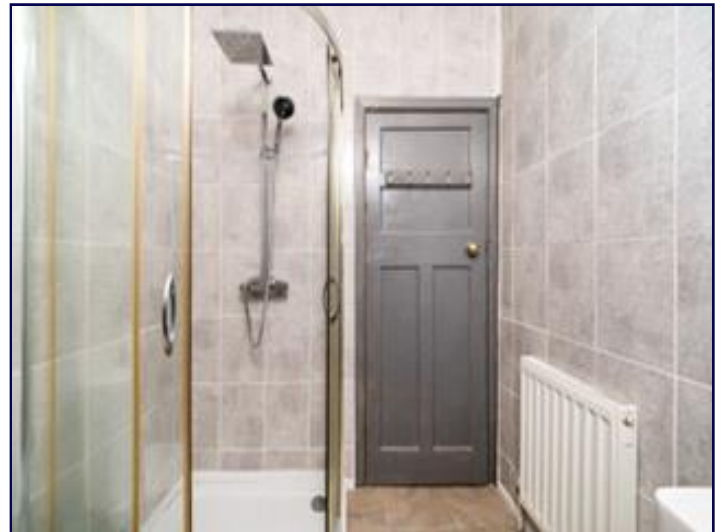
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Property Introduction

Auction Notes: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Crofts Estate Agents are pleased to offer for sale this spacious three-bedroom mid-terrace property, available with no forward chain. Requiring a scheme of modernisation, the property offers excellent potential for a range of buyers, including first-time purchasers, families and investors. Situated within a popular residential area, the property is conveniently located for local amenities, schools and transport links. The accommodation comprises an entrance hall, WC, lounge, kitchen/diner, three bedrooms and a shower room. Externally, there are low-maintenance gardens to both the front and rear. Further benefits include majority uPVC double glazing and gas central heating.

Viewing is highly recommended to appreciate the space and potential on offer.

Hallway

7' 11" x 14' 9" (2.41m x 4.50m)

Entering the property reveals the hallway, which benefits from a radiator and a useful under-stairs storage cupboard.

W.C

2' 7" x 4' 10" (0.80m x 1.48m)

The ground floor WC has an opaque window to the side elevation and is fitted with a WC.

Lounge

13' 6" x 11' 11" (4.12m x 3.62m)

A good-sized reception room with a bay window to the front elevation, radiator and feature fireplace. The room offers excellent potential for modernisation and personalisation.

Kitchen/ Diner

18' 3" x 12' 1" (5.56m x 3.68m)

A spacious kitchen-diner with windows and a door to the rear elevation. Fitted with a range of wall units and a one-and-a-half bowl sink with drainer, the room provides ample space for a dining table and chairs, making it ideal for family living and entertaining. Offering plenty of scope for improvement, this room could become the real heart of the home.

First Floor Landing

The first-floor landing has a window to the side elevation, radiator and access to the loft space.

Bedroom 1

13' 5" x 11' 11" (4.10m x 3.62m)

A generously proportioned double bedroom with two windows to the front elevation and a radiator.

Bedroom 2

11' 10" x 9' 11" (3.60m x 3.02m)

A well-sized second bedroom with a window to the rear elevation, radiator and built-in cupboard providing useful storage.

Bedroom 3

8' 0" x 7' 11" (2.44m x 2.41m)

A third bedroom with a window to the rear elevation, suitable as a bedroom, nursery or home office.

Shower Room

6' 4" x 5' 10" (1.94m x 1.79m)

Fitted with an opaque window to the front elevation, tiled walls, tiled floor and radiator. The suite comprises a WC, wash hand basin and shower cubicle with mains-fed shower.

Outside

The property benefits from low-maintenance gardens to both the front and rear. The front garden is accessed via a gate, whilst the rear garden can be reached through a side passage or directly from the property. The outdoor space offers further potential for landscaping and improvement to suit a purchaser's requirements.

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

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.

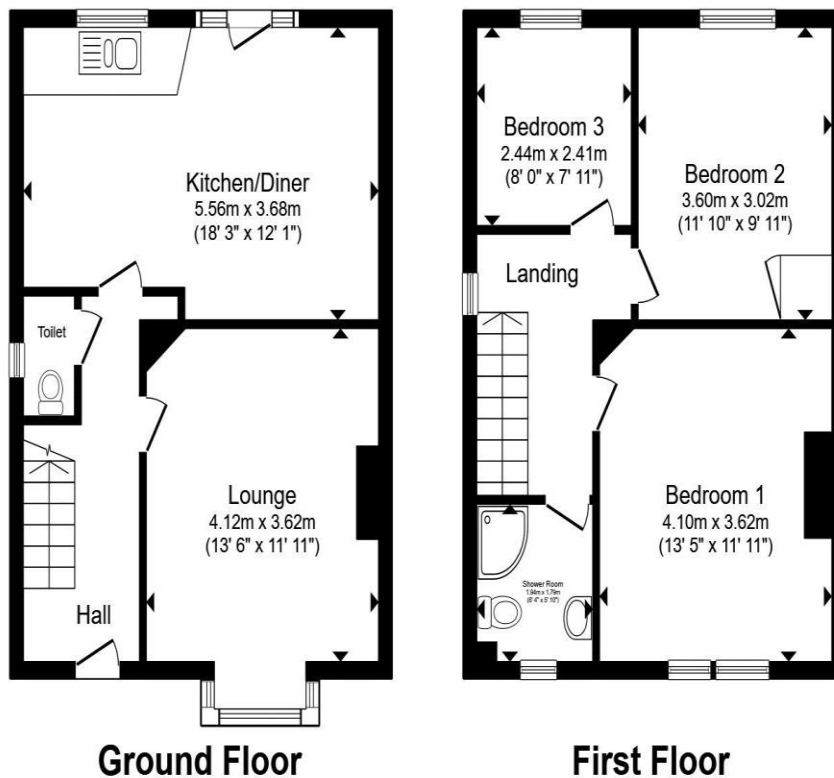
Free Valuations

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 87.1 m² (938 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		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		