



CROFTS ESTATE AGENTS

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



Gibson Way

Manby
LN11 8FA

Offers in the Region Of
£169,950

NO FORWARD CHAIN** Crofts estate agents are delighted to offer for sale this superbly appointed terrace property which is located within the village of Manby. Ideal for a first time buyer or young family this property is expected to be popular and therefore comes with viewing highly advised. Internal viewing will reveal the lounge, kitchen-diner and WC all to the ground floor. To the first floor there are three bedrooms and the bathroom. There is also two parking spaces to the front and a lovely rear garden. The property also benefits from uPVC double glazing and gas central heating with under floor heating throughout the ground floor. Nearby there are local amenities and excellent schools.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Lounge

12' 2" x 15' 0" (3.72m x 4.57m)

Entering the property through the front door reveals a window to the front elevation and laminate flooring.

Kitchen/Diner

11' 6" x 15' 0" (3.50m x 4.57m)

The kitchen-diner has a window and French doors to the rear elevation, laminate flooring and a superb range of fitted units to base and eye level with a sink and drainer, plumbing for a washing machine, an integral dish washer and an electric oven and hob with a combination microwave. There is also a good space for a dining table and chairs.

WC

6' 2" x 2' 11" (1.88m x 0.88m)

The WC has laminate flooring, a WC and a basin.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

11' 7" x 10' 11" (3.53m x 3.32m)

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

Bedroom Two

12' 2" x 8' 2" (3.71m x 2.49m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Three

8' 4" x 8' 0" (2.53m x 2.45m)

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

Bathroom

7' 10" x 6' 5" (2.38m x 1.95m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and laminate flooring. There is also a WC, basin, bath and a shower cubicle with a mains operated shower.

Outside

To the front there is a low maintenance garden area and parking for two vehicles. The rear garden is enclosed by perimeter fencing with a lawn and feature patio area which is ideal for alfresco dining. There is also a gate to the side passage which leads to the front.

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.

Viewings

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

Council Tax Information

Band B: 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

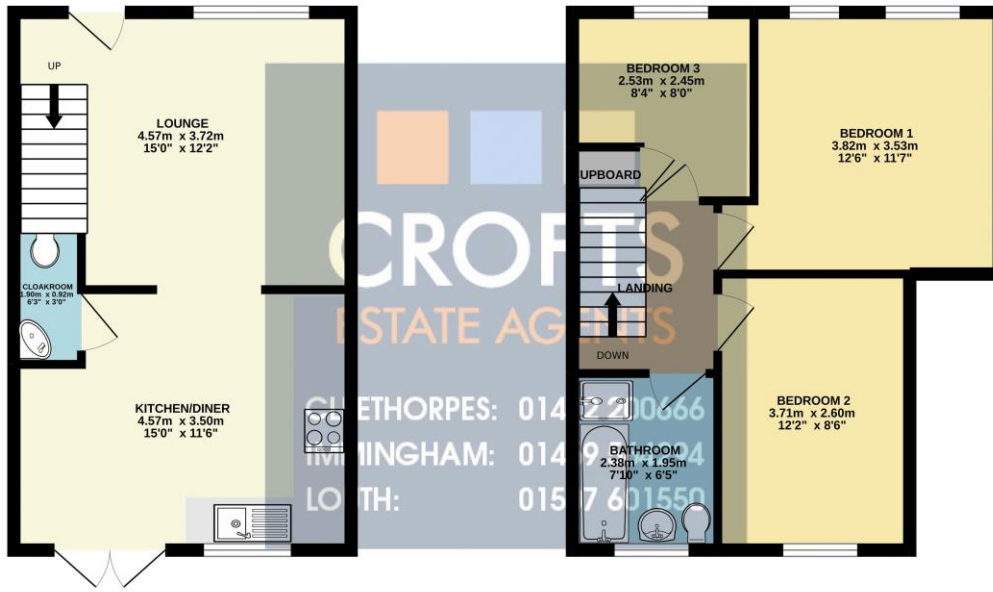
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
33.0 sq.m. (355 sq.ft.) approx.

1ST FLOOR
37.3 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA: 70.3 sq.m. (757 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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