



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



Trinity Road

Cleethorpes
DN35 8UN

£199,950

Crofts estate agents are delighted to be able to bring to the market this lovely and well presented three bedroom semi-detached house which is located within this highly popular and sought after location. Only a short walk of the resorts many amenities this lovely home is offered for sale with no chain on the vendors side. The property in question briefly comprises entrance hallway, bay fronted living room, well proportioned dining/sitting room, modern fitted kitchen, landing, three bedrooms and a bathroom. Loft room accessed via a pull down ladder. Front garden creating ample off road parking, driveway and detached garage and finally a rear garden

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



Entrance Hallway

With uPVC double glazed entry door to the front elevation with two adjoining glazed panels. Pleasantly presented and having coving and rose to the ceiling. Central heating radiator. Staircase to the first floor with small understairs storage cupboard. Laminate flooring.

Living Room

15' 8" x 11' 9" (4.777m x 3.578m)

With uPVC double glazed bay window to the front elevation. Central heating radiator. Double doors through to the dining room. A focal point of the room is created by the fireplace with log burner set into the chimney breast.

Dining Room

17' 9" x 10' 8" (5.421m x 3.249m) max

uPVC double glazed French doors with two adjoining glazed panels. Laminate flooring, central heating radiator.

Kitchen

16' 2" x 7' 0" (4.939m x 2.137m)

A lovely modern and stylish kitchen offering an excellent range of fitted wall and base units with complementary work surfacing with inset one and a half sink and drainer. Under lighting to the wall units. Integrated oven and four ring electric hob with stainless steel splashback wall guard. uPVC double glazed windows to the rear and side elevations, along with a side entry door. Down lighting to

the ceiling. Central heating radiator. Understairs storage cupboard with Ideal Logic gas boiler.

First Floor Landing

uPVC double glazed window to the side elevation. Coving and loft access to the ceiling.

Bedroom One

13' 6" into bay x 11' 7" into ward (4.113m x 3.536m)

With uPVC double glazed bay window to the front elevation. Central heating radiator. Fitted wardrobe.

Bedroom Two

10' 5" x 10' 8" (3.180m x 3.253m)

The second of the double bedrooms has a fitted wardrobe to one wall with sliding doors. uPVC double glazed window to the rear elevation. Central heating radiator. Laminate flooring.

Bedroom Three

8' 4" x 7' 1" (2.535m x 2.148m)

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

Bathroom

5' 11" x 6' 8" (1.796m x 2.034m)

uPVC double glazed window to the front elevation. Fitted with a panelled bath and w.c and basin set into a modern unit. Tiling to the walls. Fitted extractor. Chrome towel radiator.

Loft

10' 2" x 12' 2" (3.107m x 3.707m) limited height to eaves

Accessed via a pull down ladder from the landing and having a velux window. Storage to the eaves.

Outside

To the front the property has block paved driveway creating ample off road parking and then a driveway leading down the side elevation towards the detached brick garage. The rear garden is well proportioned and enjoys a sunny aspect and backs onto the local graveyard. The garden itself offers a patio area, lawn and then a large gravelled area to the rear where there is a log store and shed.

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.

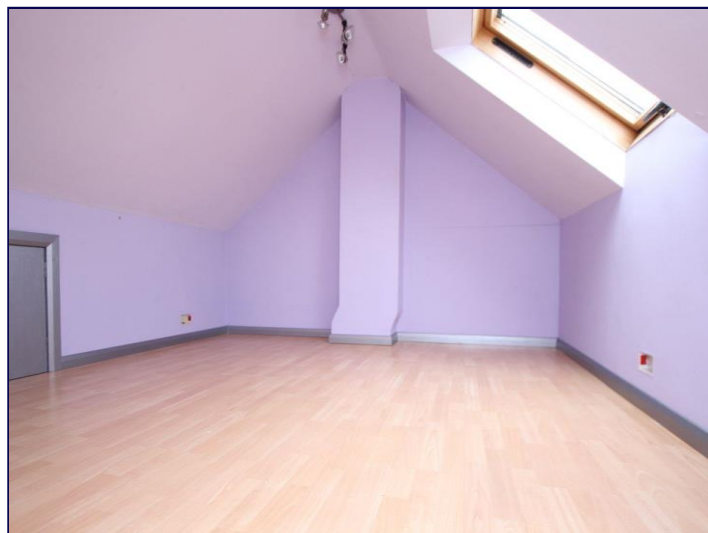
Property Management

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

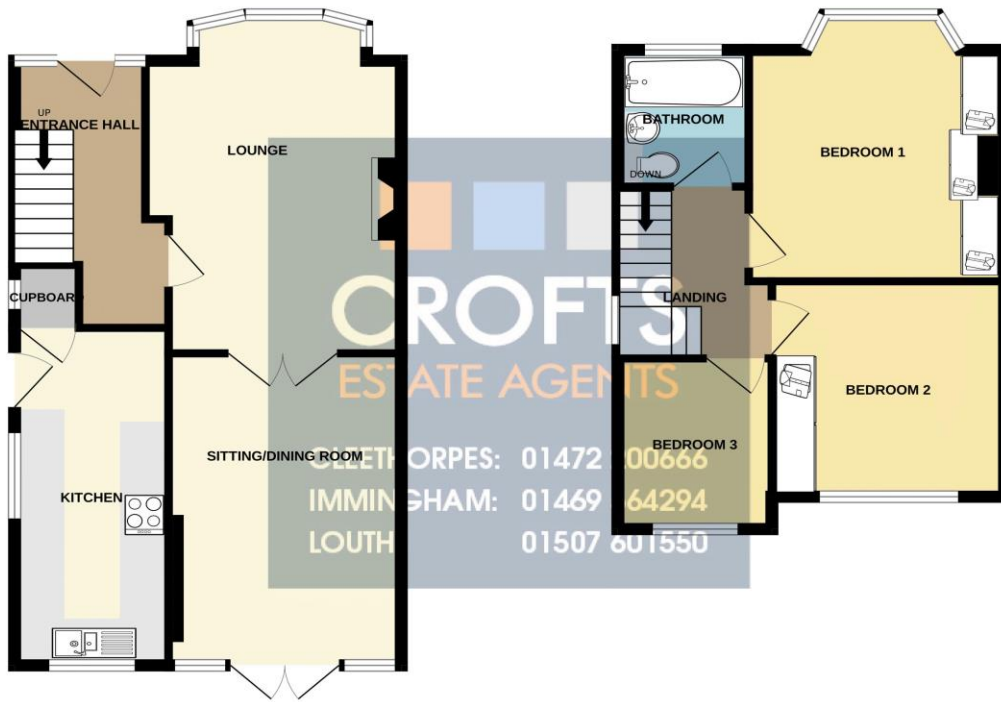
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



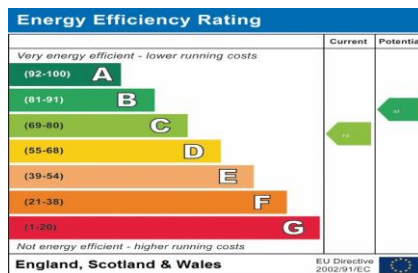
GROUND FLOOR
48.7 sq.m. (524 sq.ft.) approx.

1ST FLOOR
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA: 85.7 sq.m. (923 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 ©2024



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.