



CROFTS ESTATE AGENTS

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



Brereton Avenue

Cleethorpes
DN35 7UE

£183,500

Crofts estate agents are delighted to offer for sale this spacious semi detached property which is located within the town of Cleethorpes. Ideal for a young family due to the size and location, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools as well as good road and bus links. The seafront of Cleethorpes and shopping street of St Peters Avenue are both within walking distance, both of which are very popular with local residents. Internal viewing will reveal the entrance hall, lounge, dining room which leads into the kitchen open plan, three bedrooms and the bathroom. Externally there are gardens to the front and rear with a driveway providing off road parking and also a garage. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Going through French doors of the porch into the hall reveals coving to the ceiling, a radiator and laminate flooring. There are also two built in storage cupboards.

Lounge

11' 11" x 11' 5" (3.63m x 3.48m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

13' 5" x 6' 5" (4.09m x 1.96m)

The kitchen has a window to the side elevation, French doors to the rear and a tiled floor. There is also a range of modern fitted units with Granite work tops with an inset one and a half sink, plumbing for a washing machine, an electric double oven and Neff gas hob and extractor.

Dining Room

15' 0" x 10' 8" (4.56m x 3.25m)

The dining room is open plan off the kitchen with French doors to the rear elevation, elevation, coving to the ceiling, a radiator and a tiled floor.

First Floor Landing

The first floor landing has a window to the side elevation, coving to the ceiling and a carpeted floor.

Bedroom One

11' 11" x 11' 2" (3.63m x 3.41m)

Bedroom one has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

12' 0" x 10' 5" (3.66m x 3.18m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Three

8' 6" x 6' 0" (2.58m x 1.83m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

6' 11" x 6' 8" (2.11m x 2.03m)

The bathroom has an opaque window to the rear elevation, coving to the ceiling, partially tiled walls, a radiator and a tiled floor. There is also a WC, basin and a P shaped bath with a glass screen and mains shower.

Garage

The garage has two timber doors and a window to the side.

Outside

To the front there is a small garden area and a driveway providing off road parking before gates which open to reveal access to the rear garden and garage. The rear garden has a nice patio area ideal for alfresco dining and a lawn.

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

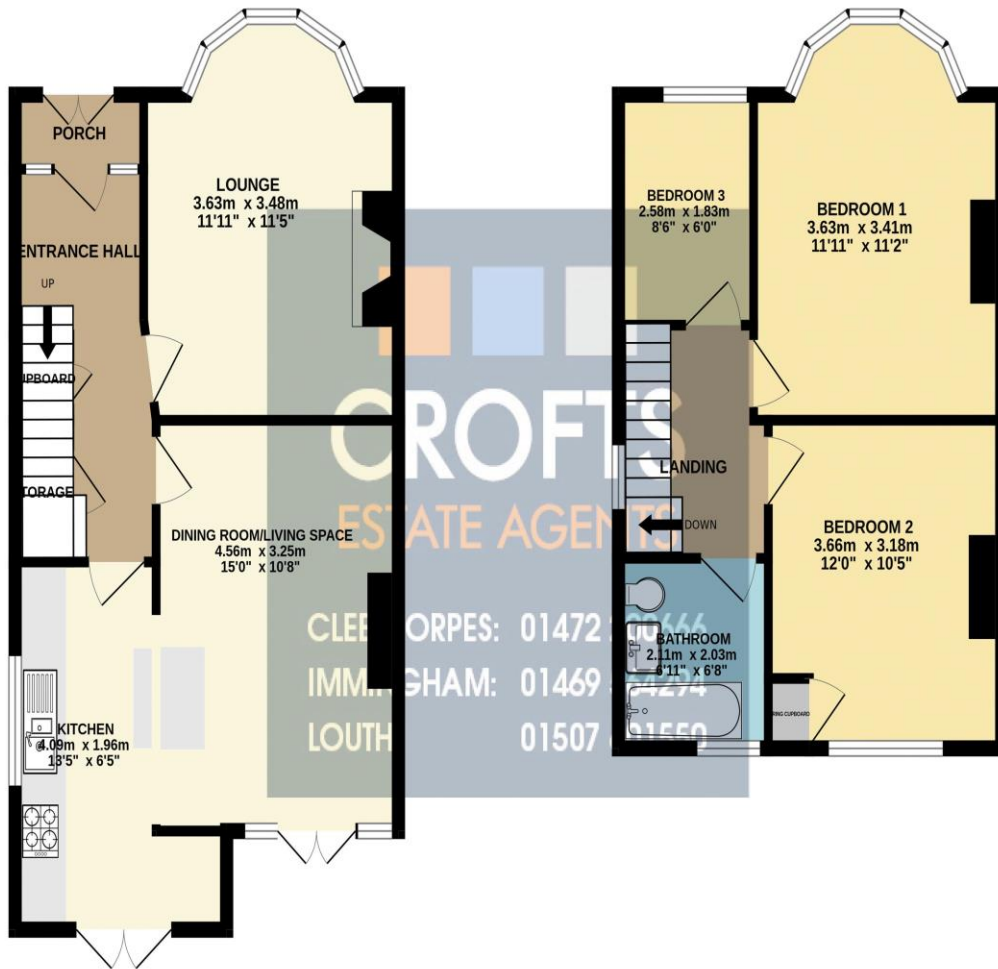
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
46.3 sq.m. (498 sq.ft.) approx.

1ST FLOOR
38.8 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA: 85.1 sq.m. (916 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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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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