



# 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



25 Ward Street  
Cleethorpes  
DN35 7RB

**Offers in the Region Of  
£89,950**

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious mid terrace property located within the town of Cleethorpes. Ideal for a first time buyer, investor or family, this property comes with viewing highly advised. The property does require a scheme of modernisation but is priced to reflect. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge leading into the dining room, kitchen, utility and bathroom to the ground floor. To the first floor there are three bedrooms. The current owner was going to add a shower room by taking space out of the third bedroom and the suite is there if any buyer would decide to do this also. Externally there are gardens to the front and rear and the property also benefits from partial uPVC double glazing and gas central heating. The current owner is also having a new boiler installed and a picture will follow once works are complete.

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](http://www.croftsestateagents.co.uk)

### Entrance Hallway

Entering the property reveals a radiator and laminate flooring.

### Lounge

10' 11" x 9' 9" (3.32m x 2.97m)

The lounge has a window to the front elevation, a radiator and laminate flooring.

### Dining Room

13' 0" x 10' 4" (3.95m x 3.14m)

The dining room has a window to the rear elevation, a radiator and laminate flooring.

### Kitchen

12' 0" x 8' 2" (3.65m x 2.49m)

The kitchen has a window and door to the side elevation and vinyl flooring. There is also a range of fitted units with a sink and drainer, an electric oven and gas hob.

### Bathroom

7' 5" x 8' 2" (2.26m x 2.49m)

With two opaque windows to the rear elevation and one to the side, a radiator and vinyl flooring. The room size includes a large utility/cupboard with plumbing for a washing machine, a WC, basin and bath.

### First Floor Landing

The first floor landing has access to the loft and a built in cupboard.

### Bedroom One

10' 11" x 13' 3" (3.34m x 4.04m)

Bedroom one has a window to the front elevation and a radiator.

### Bedroom Two

12' 11" x 8' 2" (3.94m x 2.50m)

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

### Bedroom Three

12' 0" x 8' 2" (3.66m x 2.50m)

Bedroom three has a window to the rear elevation and a radiator.

### Outside

There are gardens to the front and rear.

### 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. 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 and 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/ct](http://www.voa.gov.uk/ct)

### Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



**DISCLAIMER** - Although we have taken 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 enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. 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 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.