



# CROFTS ESTATE AGENTS

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



242 Brereton Avenue

Cleethorpes  
DN35 7QX

£120,000

Early viewing is highly advised on this beautifully presented three double bedroom mid terrace house which has been presented to a good standard in a nice clean cut style and now presenting that ready to move into home. Situated within this established residential area this lovely home creates an ideal first time purchase for those looking for that stylish home. The property in question briefly comprises entrance porch, hallway, open plan lounge diner. breakfast kitchen, three bedrooms all of which can accommodate double beds and a modern bathroom. Front and rear gardens.

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#### Entrance Porch

uPVC double glazed entrance door to the front elevation. Inner door through to the hallway.

#### Hallway

Neutrally decorated and having laminate flooring. Central heating radiator. Staircase to the first floor.

#### Lounge

13' 8" into bay x 9' 10" (4.161m x 3.003m)

Tastefully decorated in a clean cut white finish and having walk in uPVC double glazed bay window to the front elevation. Central heating radiator. Opens to dining area.

#### Dining Area

12' 4" x 10' 0" (3.749m x 3.058m)

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

#### Lobby

Understairs cupboard. leading to the kitchen.

#### Kitchen

16' 0" x 8' 1" (4.883m x 2.475m)

The kitchen has a uPVC double glazed window to the side elevation and is fitted with an excellent complement of wall and base units with contrasting work surfacing with inset one and half

sink and drainer. Integrated oven and four ring gas hob with extractor over. Plumbing for a washing machine. Down lighting to the ceiling. uPVC double glazed French doors to the rear elevation. Central heating radiator.

#### First Floor Landing

Loft access to the ceiling.

#### Bedroom One

11' 5" x 13' 1" (3.476m x 3.991m)

uPVC double glazed window to the front elevation. Central heating radiator.

#### Bedroom Two

12' 4" x 7' 8" (3.770m x 2.345m)

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

#### Bedroom Three

9' 0" x 8' 2" (2.739m x 2.479m)

The third and final bedroom can again accommodate a double bed and has a uPVC double glazed window to the rear elevation. Central heating radiator.

### Bathroom

6' 8" x 5' 2" (2.029m x 1.581m)

Fitted with a white suite comprising w.c and basin set into a modern unit and a panelled bath with screen and shower over. uPVC double glazed window to the side elevation. Down lighting to the ceiling. Central heating radiator.

### Outside

The property benefits from gardens to the front and rear elevations, with the rear garden having a sunny facing aspect.

### 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 A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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

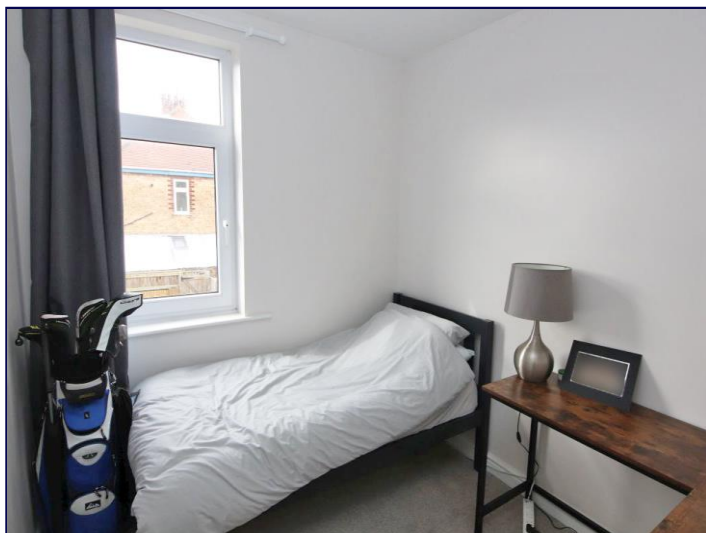
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

## BROCHURE APPROVAL

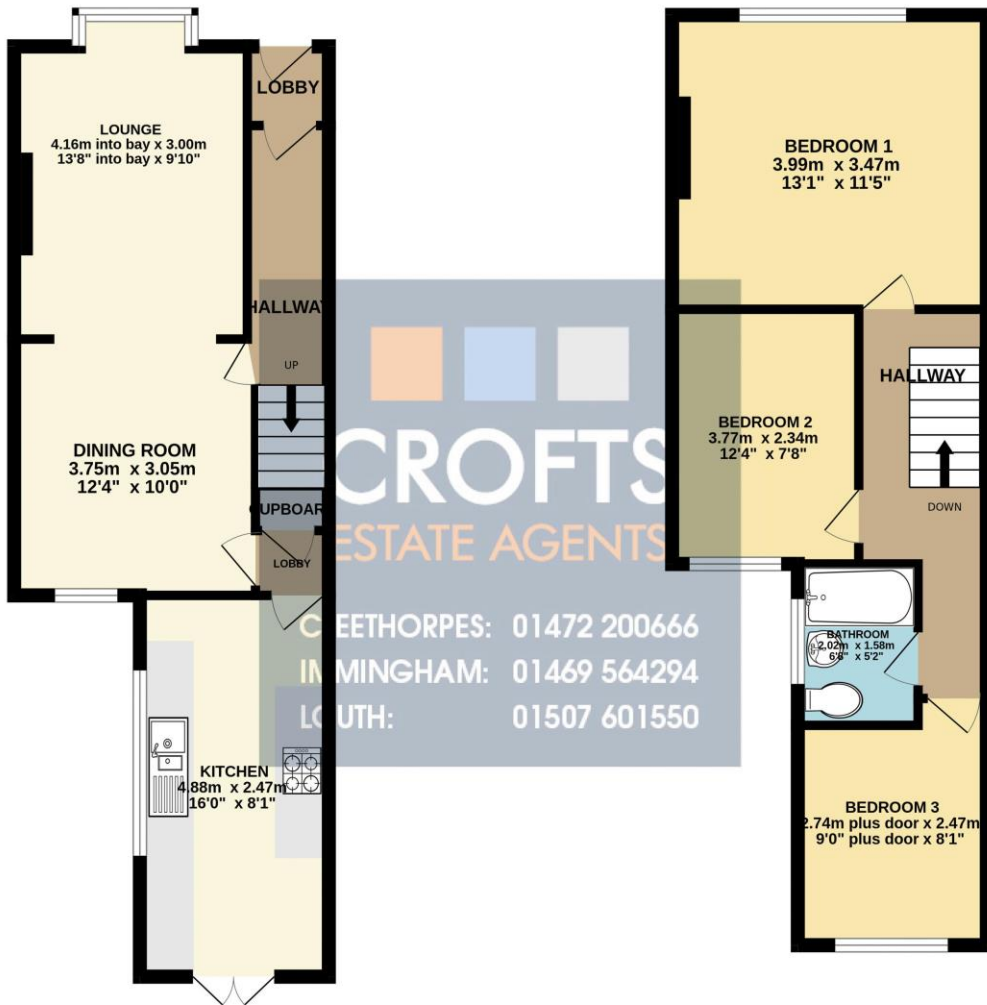
I/ We can confirm that the information in this brochure is accurate and factually correct

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GROUND FLOOR  
40.0 sq.m. (431 sq.ft.) approx.

1ST FLOOR  
39.4 sq.m. (425 sq.ft.) approx.

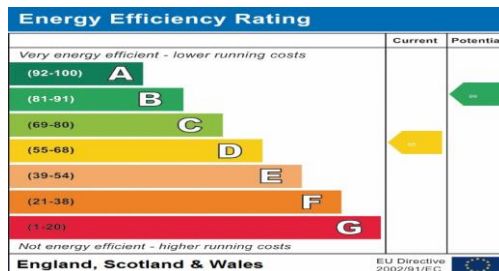


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LOUTH: 01507 601550

TOTAL FLOOR AREA : 79.5 sq.m. (855 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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