



# 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



## Edward Street

Cleethorpes  
DN35 8PS

Offers in the Region Of  
£95,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this mid terrace property which is located within close proximity to Cleethorpes seafront. Ideal for a first time buyer or investor, this property comes with viewing highly advised. The property does require a scheme of modernisation but does offer potential for someone to have a lovely home. Nearby there are a wide range of local amenities and also schools. Internal viewing will reveal the lounge, dining room, kitchen and bathroom. To the first floor there are three bedrooms, with one accessed off another. There is a spacious rear garden and the property also benefits from uPVC double glazing and gas central heating.

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

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





### Lounge

10' 4" x 11' 7" (3.16m x 3.52m)

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

### Dining Room

11' 8" x 11' 7" (3.55m x 3.52m)

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

### Kitchen

11' 7" x 6' 2" (3.53m x 1.89m)

The kitchen has a window to the side elevation, a radiator and laminate flooring. There is also a fitted kitchen with a sink and drainer, an electric oven and hob.

### Utility room

6' 4" x 6' 1" (1.94m x 1.85m)

The utility room has a window and door to the side elevation, a radiator, laminate flooring and plumbing for a washing machine.

### Bathroom

6' 9" x 6' 0" (2.06m x 1.83m)

The bathroom has an opaque window to the side elevation, a radiator, tiled floor, a WC, basin and a bath.

### Stairs

Stairs lead to the first floor.

### Bedroom One

10' 5" x 11' 7" (3.18m x 3.52m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a WC and basin within the cupboard space within the room.

### Bedroom Two

11' 7" x 11' 7" (3.54m x 3.52m)

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

### Bedroom Three

10' 4" x 6' 3" (3.16m x 1.91m)

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

### Outside

The rear garden has a low maintenance area and then a gate opens to reveal a good space with a lawn and patio area.

**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**

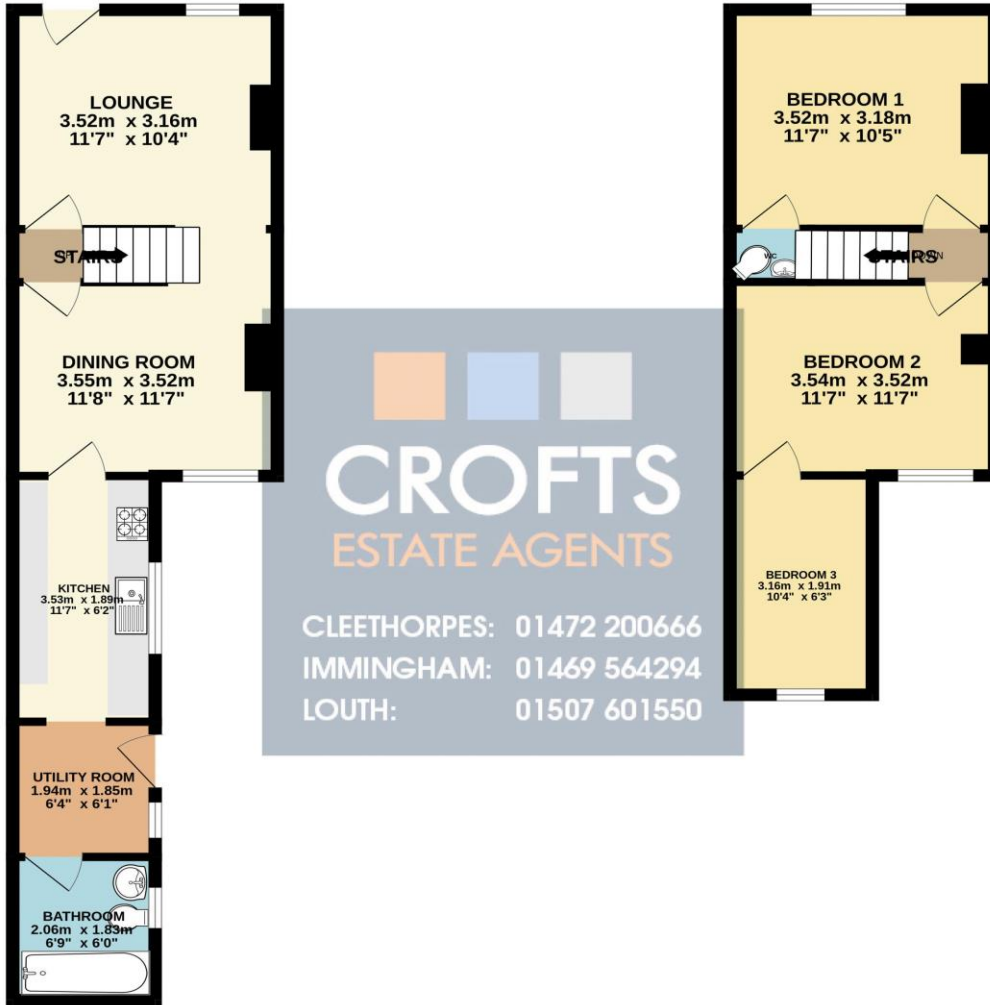
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
37.3 sq.m. (402 sq.ft.) approx.

1ST FLOOR  
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA : 66.4 sq.m. (714 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 ©2023

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 enquiries, 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.