



# 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



Yarra Road

Cleethorpes  
DN35 8LS

Offers in the Region Of  
£149,450

Crofts are delighted to bring to market this superb two bedroom mid terraced property situated in the heart of Cleethorpes. Being offered for sale with NO FORWARD CHAIN, a must to view. Located only a short walk away from both the seafront and the town centre, the ground floor of the property comprises of a welcoming lounge area, cosy dining room with a burner, modern kitchen with integral appliances and family bathroom. To the first floor which is accessed via the stairs in the lounge, there are two extremely spacious double bedrooms. The property is modern throughout and also benefits from a tidy rear garden with a garage to the rear. 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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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





**Lounge**

14' 7" x 11' 7" (4.44m x 3.53m)

Entering the lounge reveals a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

**Dining Room**

11' 11" x 11' 8" (3.62m x 3.55m)

The dining room has window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also a multi fuel burner.

**Kitchen**

10' 0" x 7' 5" (3.05m x 2.25m)

The kitchen has a door and two windows to the side elevation, a range of fitted units with Oak counter tops, a sink and drainer and an electric oven and hob with an extractor over.

**Bathroom**

5' 11" x 7' 9" (1.81m x 2.36m)

The bathroom has an opaque window to the side and rear elevation, partially tiled walls, a heated towel rail and a vinyl floor. There is also a white suite with a WC, basin and bath with a mains shower and glass screen.

**First Floor Landing**

With a radiator and a carpeted floor.

**Bedroom One**

11' 5" x 11' 7" (3.48m x 3.53m)

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

**Bedroom Two**

11' 11" x 11' 8" (3.64m x 3.56m)

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

**Outside**

With a tidy front garden with a gate providing access to the front door. The rear garden is a lovely size with a low maintenance area, lawn and a patio ideal for alfresco dining. There is also a garage ideal for storage to the rear accessed through a right of way to the side of the property.

**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**

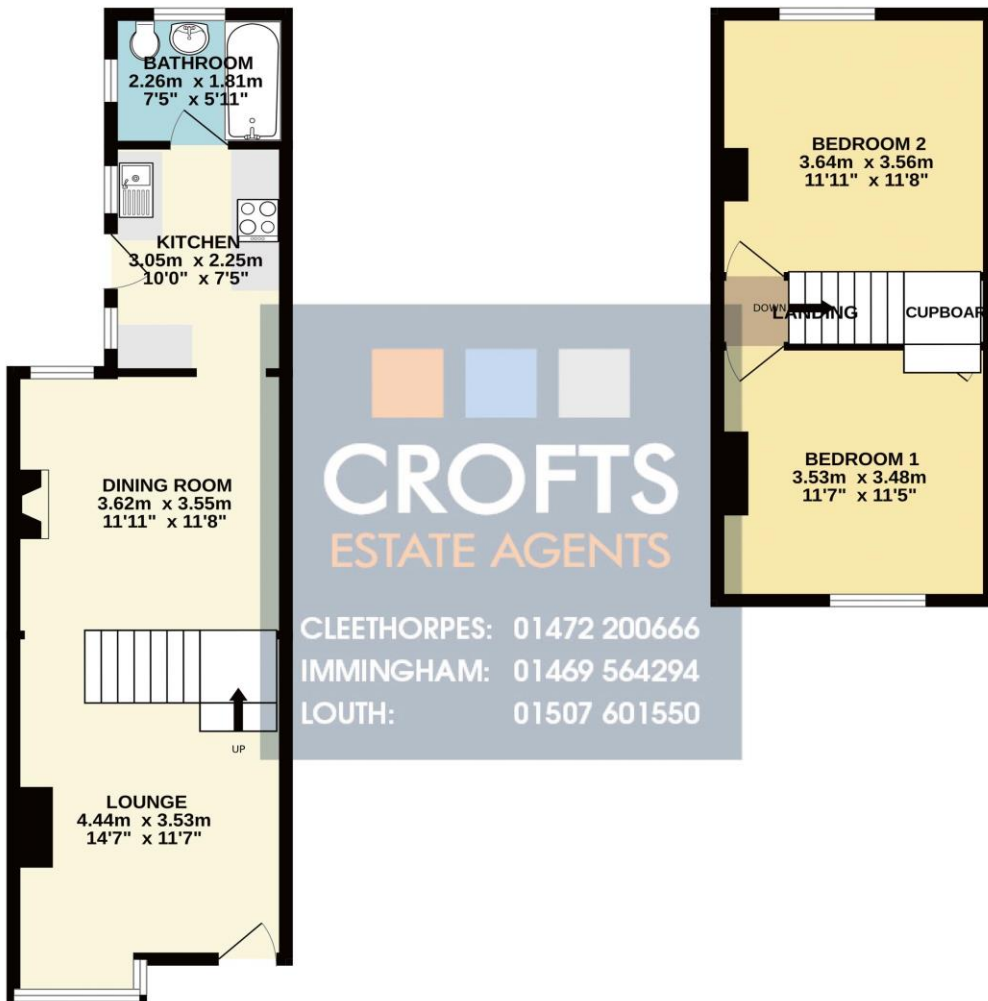
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.**





# CROFTS

## ESTATE AGENTS

**CLEETHORPES: 01472 200666**  
**IMMINGHAM: 01469 564294**  
**LOUTH: 01507 601550**

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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.