



CROFTS ESTATE AGENTS

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



Chaffinch Drive

Cleethorpes
DN35 0ST

Offers in the Region Of
£199,950

Crofts estate agents are delighted to offer for sale this modern and spacious semi detached property which is located within the popular town of Cleethorpes within a highly desirable location. Ideally suited to a young family, this property is expected to be popular and therefore comes with viewing highly advised. There are local amenities and schools nearby and internal viewing will reveal the entrance hall, lounge, kitchen-diner, three bedrooms, bathroom and en-suite. Externally there is a block paved frontage providing off road parking and a gate opens into the rear garden which is lovely size. The property also benefits from uPVC double glazing with fitted blinds 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

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Entrance Hall

Entering the property reveals a window to the front elevation, a radiator and laminate flooring.

Lounge

14' 6" x 13' 8" (4.41m x 4.16m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a superb media wall and a door into the under stairs cupboard.

Kitchen/Diner

9' 1" x 16' 11" (2.78m x 5.15m)

The kitchen-diner has three windows and a door to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also a modern fitted kitchen with integral appliances including a dish washer, washing machine, electric oven and hob with an extractor over. There is also a fitted bench.

First Floor Landing

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

Bedroom One

10' 11" x 10' 1" (3.32m x 3.08m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

En-suite

2' 9" x 7' 7" (0.84m x 2.32m)

The en-suite has a heated towel rail, vinyl flooring, a vanity basin and a shower cubicle with a mains shower.

Bedroom Two

9' 9" x 9' 10" (2.98m x 2.99m)

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

Bedroom Three

7' 6" x 6' 6" (2.28m x 1.97m)

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

Bathroom

5' 7" x 6' 9" (1.69m x 2.06m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and a bath.

Outside

With a block paved frontage to the front providing a low maintenance garden space and off road parking, a gate then opens to the side to reveal the rear garden. The family friendly rear garden has perimeter fencing, a lawn and a patio area ideal for alfresco dining.

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 C: 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

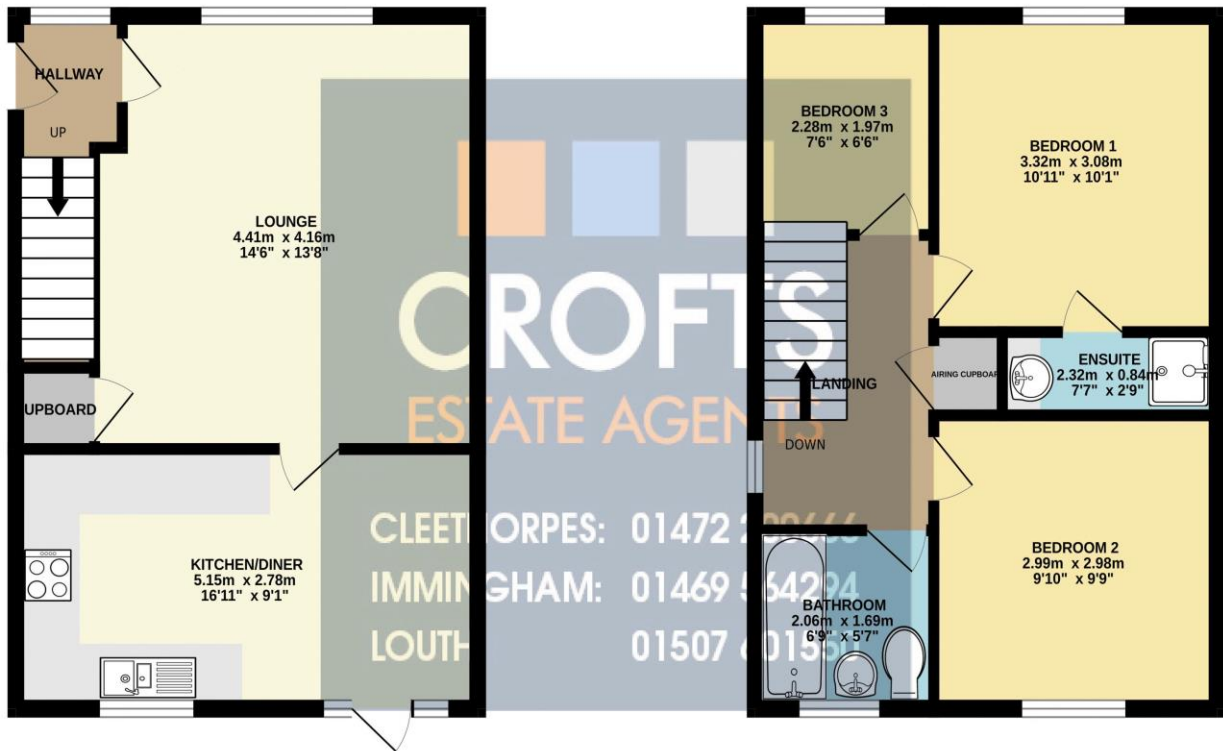
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
34.9 sq.m. (375 sq.ft.) approx.

1ST FLOOR
34.9 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA : 69.8 sq.m. (751 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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