



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



May Street

Cleethorpes  
DN35 7HH

Fixed £125,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious end terrace property which is located within the town of Cleethorpes. Ideal for a young family or investor this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools as well as good road and bus links. The current owner over the years of owning the property has made this property a truly wonderful home with a modern decor throughout. Internal viewing will reveal the lounge, dining room, kitchen, bathroom and three double bedrooms. Outside there are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Entrance

Entering the property reveals a door to the lounge.

### Lounge

11' 0" x 12' 11" (3.35m x 3.94m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and Oak flooring.

### Dining Room

10' 11" x 12' 11" (3.33m x 3.94m)

The dining room has a door to the rear elevation, a radiator and Oak flooring.

### Kitchen

11' 3" x 8' 2" (3.42m x 2.49m)

The kitchen has a window to the side elevation, a tiled floor and a modern fitted kitchen with units to base and eye level, one and a half bowl sinks, a gas fire with an extractor over and an electric oven.

### Bathroom

6' 4" x 7' 7" (1.93m x 2.30m)

The bathroom has dual aspect opaque windows, fully tiled walls, a radiator and a tiled floor. There is also a modern suite with a WC, basin and bath with a glass screen and mains shower.

### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

11' 1" x 13' 0" (3.38m x 3.96m)

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

### Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom Three

11' 3" x 8' 2" (3.42m x 2.48m)

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

### Outside

With a low maintenance garden to the front accessed through a gate. The rear garden is again low maintenance and ideal for alfresco dining with artificial grass and a patio area, all enclosed by perimeter fencing.

**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**

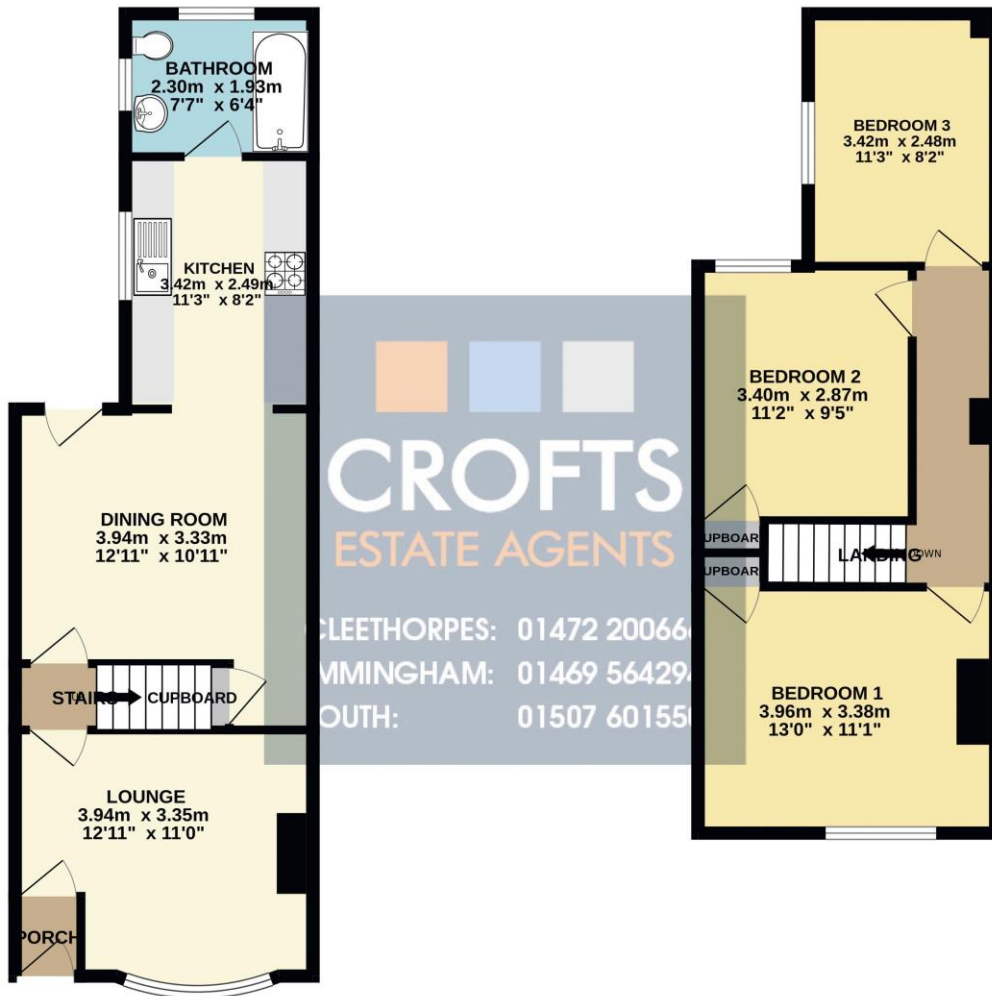
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
43.7 sq.m. (470 sq.ft.) approx.

1ST FLOOR  
38.2 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA: 81.9 sq.m. (882 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	45   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 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.