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



Woodsley Avenue

Cleethorpes
DN35 8TY

Offers in the Region Of
£210,000

Crofts estate agents are delighted to offer for sale this extended semi detached property which is located within the town of Cleethorpes. Ideal for a family, the property is located within close proximity to a wide variety of local amenities with schools and shops nearby. Internal viewing will reveal the entrance hall, dining room, lounge, kitchen, garden room and shower room to the ground floor. To the first floor there are four bedrooms and the bathroom. Externally there are gardens to the front and rear with a driveway and garage 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 Hall

Entering the property reveals a radiator, laminate flooring and access to the under stairs storage cupboard.

Dining Room

12' 3" x 11' 6" (3.74m x 3.50m)

The dining room has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. Double doors then lead into the lounge.

Lounge

17' 5" x 10' 5" (5.30m x 3.18m)

The lounge has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

14' 0" x 8' 3" (4.27m x 2.52m)

The kitchen has a window to the rear elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer and access to the under stairs cupboard.

Garden Room

10' 2" x 7' 5" (3.09m x 2.27m)

The garden room with a window and French doors to the rear elevation, a radiator and a tiled floor.

Shower Room

10' 1" x 2' 7" (3.08m x 0.80m)

The shower room has partially tiled walls, a radiator and a tiled floor. There is also a WC, vanity basin and a shower cubicle with a mains shower.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

15' 9" x 10' 5" (4.80m x 3.18m)

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

Bedroom Two

12' 3" x 10' 11" (3.73m x 3.32m)

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

Bedroom Three

10' 11" x 8' 11" (3.34m x 2.71m)

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

Bedroom Four

8' 0" x 8' 2" (2.43m x 2.48m)

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

Bathroom

6' 4" x 5' 11" (1.92m x 1.81m)

The bathroom has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a white suite with a WC, vanity basin and a bath with a mains shower.

Garage

With an up and over door, electrics, plumbing for a washing machine and fitted units with a sink and drainer.

Outside

There is a low maintenance front garden which also provides off road parking. The rear garden is secure with perimeter fencing, a patio area ideal for alfresco dining and a lawn with lovely stocked flower beds and established shrubs. There is also a shed, greenhouse and a secure outbuilding which has electrics.

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 B: 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

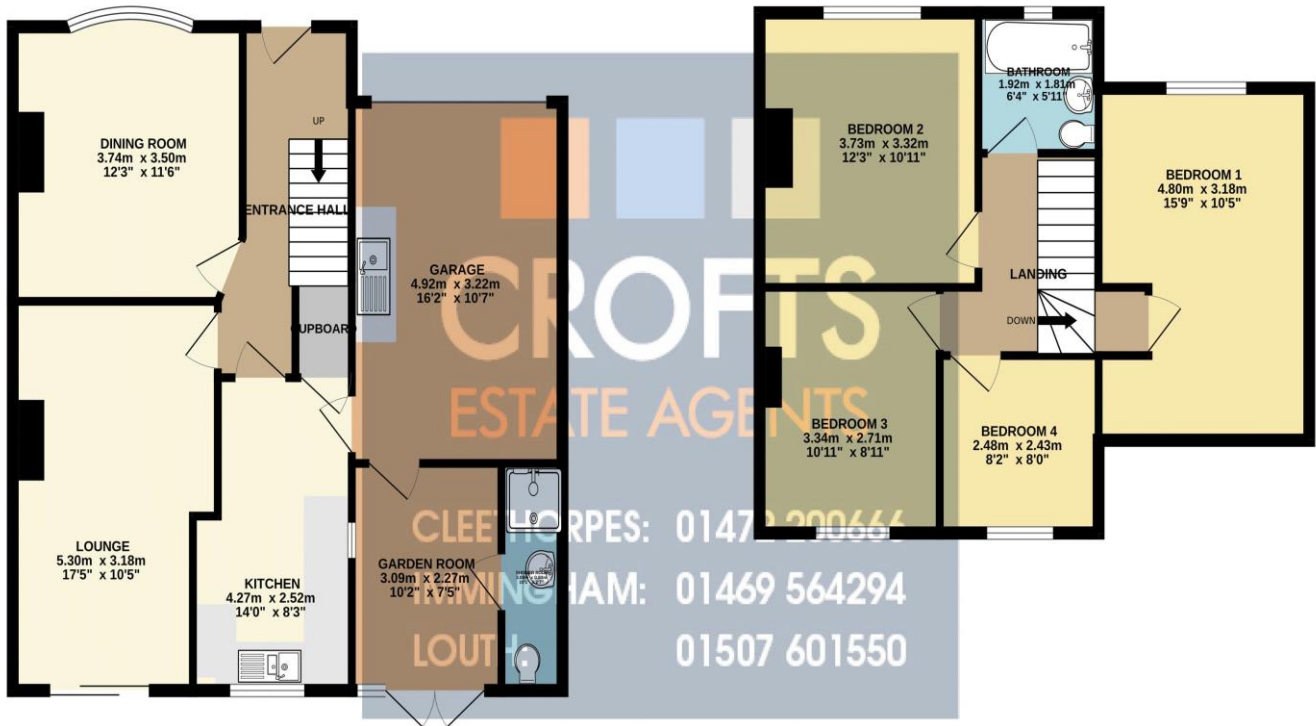
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
71.7 sq.m. (772 sq.ft.) approx.

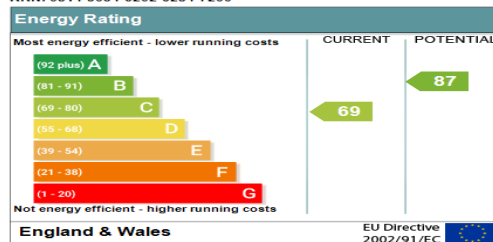
1ST FLOOR
51.3 sq.m. (552 sq.ft.) approx.



TOTAL FLOOR AREA : 123.0 sq.m. (1324 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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