



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



Suggitts Lane

Cleethorpes
DN35 7JG

Offers in the Region Of
£142,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this extensive Gable fronted terrace property which is located within close proximity to Cleethorpes seafront. Having the benefit of a fresh and stylish finish throughout, this property is without a doubt one of the finest of its kind on the market today and comes with viewing highly advised by ourselves. Nearby there are a wide variety of local amenities, schools and also close proximity to the town centres of both Grimsby and Cleethorpes. Internal viewing will reveal the entrance hall, spacious open plan lounge and sitting room. There is the then the dining room which leads open plan into the superb fitted kitchen with a breakfast bar and there is also cloakroom in the dining side. To the first floor there are three bedrooms, two being doubles and a lovely modern bathroom suite. Externally there are gardens to front and rear 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 :

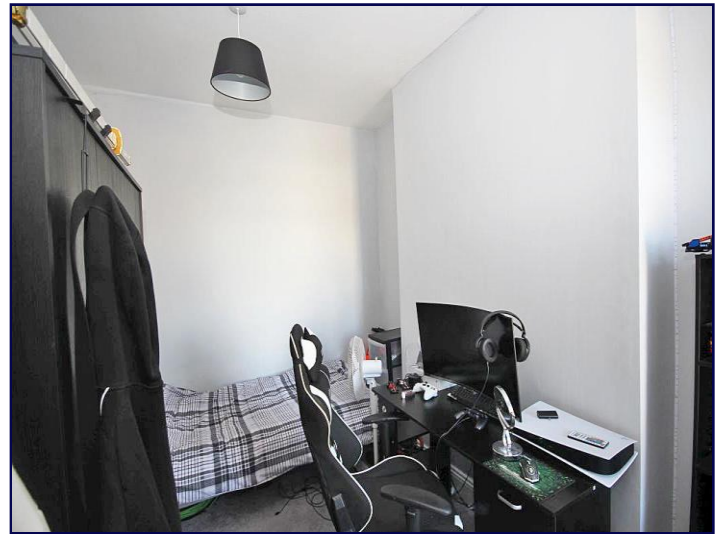
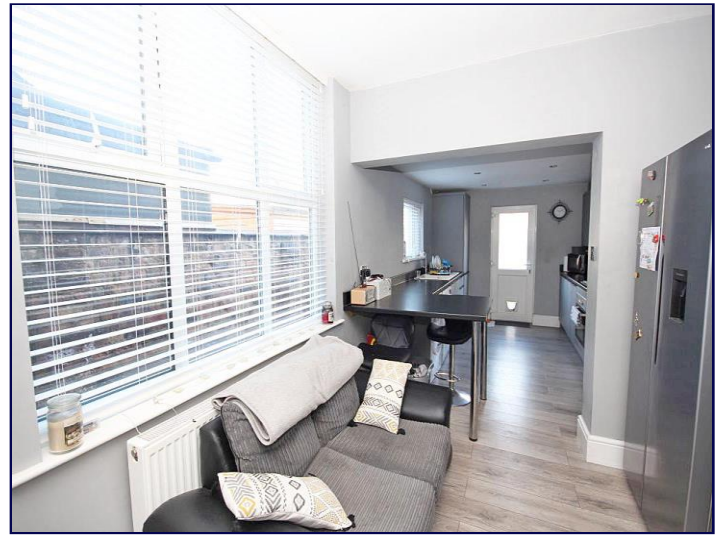
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance Hall

Entering into the property reveals a radiator and a carpeted floor.

Lounge

13' 6" x 10' 7" (4.12m x 3.22m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Sitting Room

11' 5" x 10' 7" (3.47m x 3.23m)

The sitting room has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Dining Area

8' 11" x 13' 9" (2.72m x 4.19m)

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

WC

The cloakroom has an opaque window to the side elevation, laminate flooring and a WC.

Kitchen

11' 11" x 9' 0" (3.62m x 2.74m)

The kitchen has a window to the side elevation, door to the rear, laminate flooring a superb modern fitted kitchen with a breakfast bar, one and a half sink and drainer and plumbing for a washing

machine. There is also an electric oven and hob with an extractor over.

First Floor Landing

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

Bedroom One

13' 1" x 13' 11" (4.0m x 4.24m)

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

Bedroom Two

11' 5" x 8' 6" (3.49m x 2.59m)

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

Bedroom Three

7' 2" x 8' 11" (2.19m x 2.73m)

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

Bathroom

6' 1" x 5' 8" (1.85m x 1.73m)

The bathroom has an opaque window to the side elevation, a heated towel rail and a three piece suite with a WC, vanity basin and a bath with a mains operated shower and glass screen over.

Outside

To the front and rear there are low maintenance gardens with gates for access.

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

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.

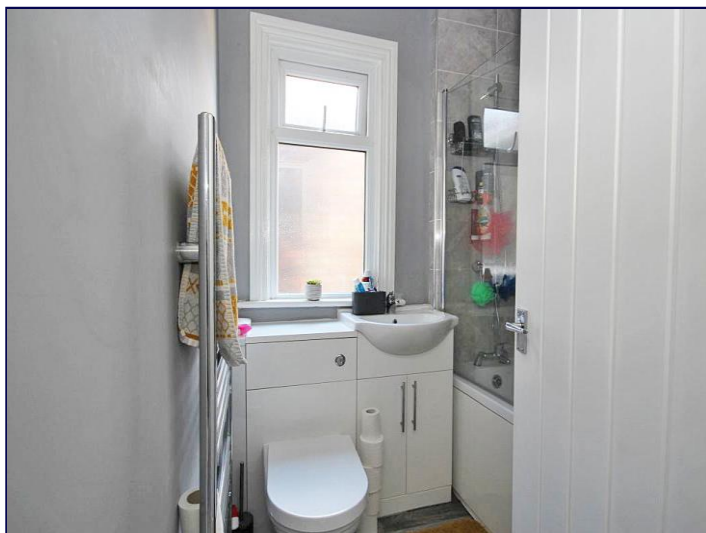
Property Management

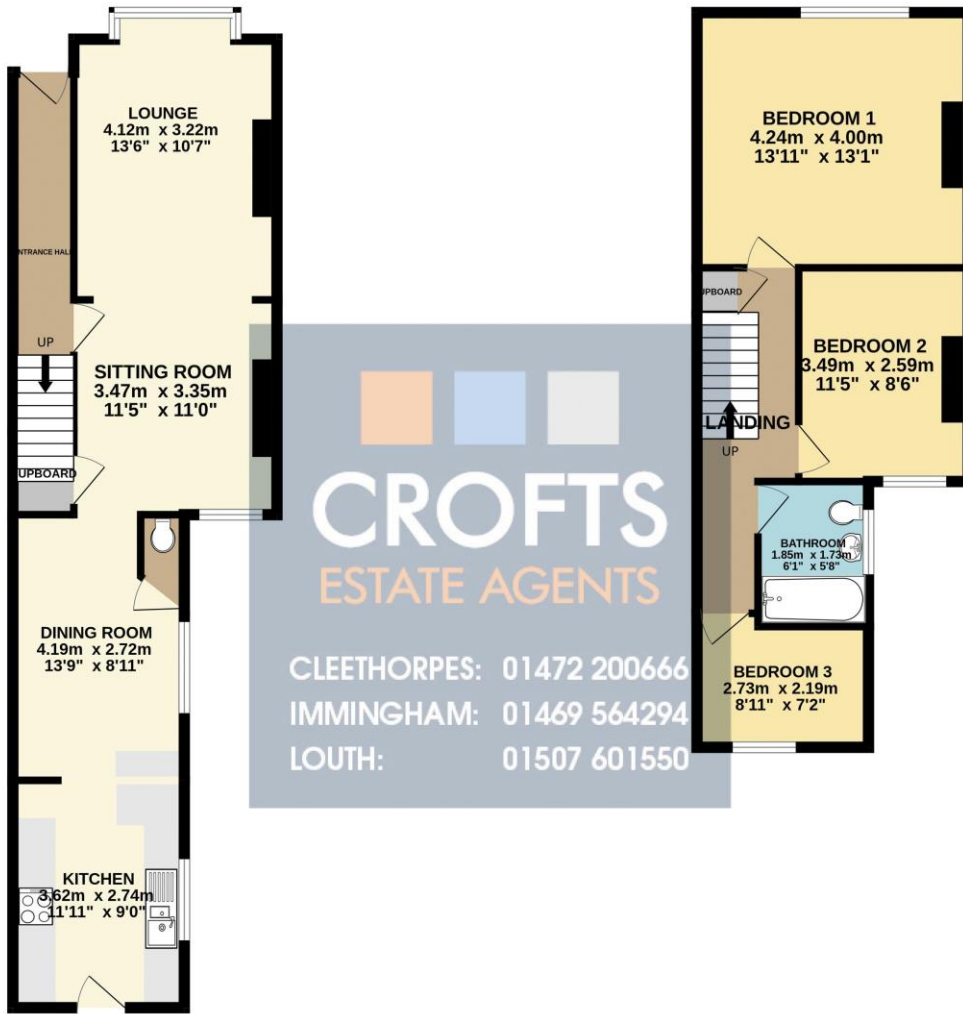
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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

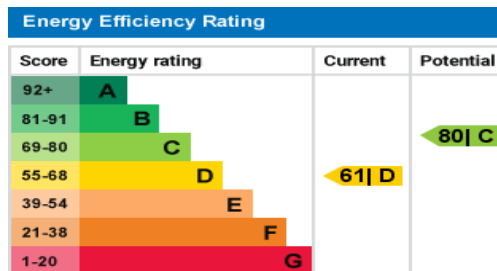
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TOTAL FLOOR AREA: 94.9 sq.m. (1021 sq.ft.) approx.

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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