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



Penshurst Road

Cleethorpes
DN35 9EJ

Offers in the Region Of
£159,950

Creating an ideal first time purchase, this two/three bedroom semi-detached house creates a great opportunity in this established residential area. Well maintained throughout, this lovely home briefly comprises entrance hallway, lounge, dining kitchen, landing, shower room, two double bedrooms and a box/third bedroom. Established front garden and long resin stoned driveway leading to the detached garage. the rear garden is off a good size and due to its length gets the sun in one section or another for the whole of the day. uPVC double glazing and electric heaters.

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Entrance Hallway

11' 0" x 5' 5" (3.363m x 1.653m)

uPVC double glazed entry door to the front elevation with two adjoining glazed windows. Coving to the ceiling and dado rail to the walls. Economy 7 storage heater.

Lounge

13' 2" x 10' 2" (4.011m x 3.107m)

uPVC double glazed bay window to the front elevation. Electric fire with surround. Coving and rose to the ceiling.

Kitchen area

9' 10" x 16' 0" (3.005m x 4.887m)

uPVC double glazed window to the rear elevation and entry door to the side. Fitted with a good range of wall and base units with contrasting work surfacing with tiled splashback and inset sink and drainer. Integrated oven and four ring electric hob with filter hood over. Plumbing for an automatic washing machine. Electric radiator. Tiled flooring. Opening to the dining area.

Dining Area

4' 3" x 7' 1" (1.290m x 2.161m)

uPVC double glazed windows to the rear and side elevations. Economy 7 storage heater.

First Floor Landing

uPVC double glazed window to the side elevation. Coving to the ceiling.

Bedroom One

11' 1" x 10' 2" (3.380m x 3.091m)

uPVC double glazed window to the front elevation. Fitted wardrobes and storage cupboard.

Bedroom Two

9' 11" x 10' 3" (3.019m x 3.121m)

uPVC double glazed window to the rear elevation. Fitted wardrobes and overhead storage cupboards.

Box Room/Bedroom Three

6' 2" x 5' 6" (1.867m x 1.680m)

uPVC double glazed window to the front elevation. Coving and loft access to the ceiling.

Shower Room

6' 0" x 5' 5" (1.840m x 1.650m)

uPVC double glazed window to the side elevation and fitted with a vanity wash hand basin, close coupled w.c and corner shower cubicle with electric shower. Splashback tiling. Down lighting to the ceiling.

Outside

With walled front perimeter with gated access to the driveway. Gravelled bed complemented with established flower bed. Resin stone bonded driveway leading down to the garage. To the rear there is a good sized garden with lawn, shrubs/plants and a footpath leading down to the bottom of the garden and to a good sized patio area ideal for outdoor entertaining.

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

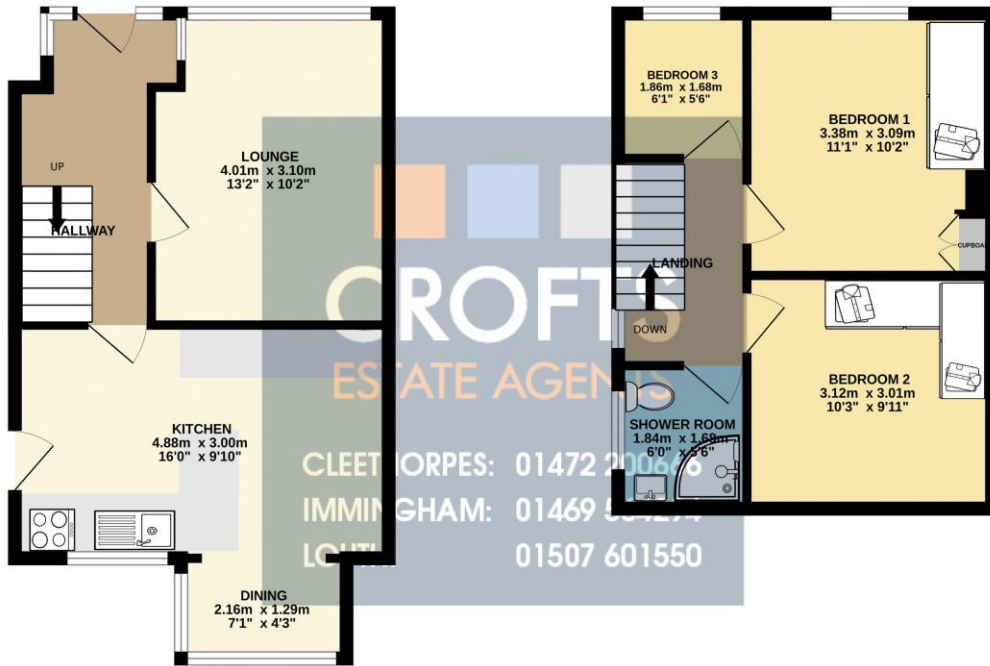
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
36.6 sq.m. (394 sq.ft.) approx.

1ST FLOOR
30.9 sq.m. (333 sq.ft.) approx.



TOTAL FLOOR AREA: 67.5 sq.m. (727 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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