## **CROFTS ESTATE AGENTS** PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



### Penshurst Road

Cleethorpes DN35 9EJ

Offers in the Region Of £159,950

Creating an ideal first time purchase, thie 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.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: Email: Immingham : Email: Louth : info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk







#### **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 electrci shower. Splashback tiling. Down lighting to the ceiling.

# Cleethorpes01472 200666Immingham01469 564294Louth01507 601550

www.facebook.com/croftsestateagents



#### 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 websitewww.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 MORTAGE OR OTHER LOAN SECURED ON IT.









TOTAL FLOOR AREA: 67.5 sq.m. (727 sq.ft.) approx. Whist every attempt has been made to ensure the accuracy of the foropian contained here, measurements of doors, window, norms and any other terms are approximate and no responsibility taken for any encyomission or mis statement. This plan is for illustrate purposes only and should be used as such by any prospective purchaser. The services, systems and appliances should here the tested and no guarantee as to their operability or efficiency can be given.

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 stongly 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, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, given in good faith and whils 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 enquires, 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 any for inder ion for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or envices including ocertral 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, furnision and contents are not included within this sale.