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



Bennett Road

**Cleethorpes
DN35 7JS**

**Offers in the Region Of
£119,950**

Crofts estate agents are pleased to bring to the market for sale this absolutely delightful three bedroom mid terrace property which would create an ideal first time or possible investment opportunity. Set within this popular residential area just off from Grimsby Road, viewing is highly advised on this lovely home. Enjoying the benefits of gas central heating and uPVC double glazing this lovely home briefly comprises entrance porch, two well presented reception rooms, fitted kitchen, modern bathroom, landing and three good sized bedrooms. Well presented front and rear gardens.

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Entrance

Offering double glazed entry door and window to the front elevation and inner door through to the lounge.

Lounge

15' 1" x 13' 2" (4.590m x 4.020m)

Neutrally decorated this lovely lounge has coving to the ceiling and a uPVC double glazed bay window to the front elevation. Laminate wood flooring. Dog leg staircase leading to the first floor accommodation. Gas central heating radiator. Feature fireplace with recess.

Dining Room

11' 10" x 13' 2" (3.608m x 4.017m)

Again neutrally decorated and having coving to the ceiling. uPVC double glazed window to the rear elevation. Laminate flooring. Gas central heating radiator.

Kitchen

10' 9" x 6' 10" (3.287m x 2.093m)

A lovely kitchen offering an excellent array of fitted units with complementary work surfacing over incorporating a one and a half stainless steel sink and drainer. Integrated oven and electric hob with brushed steel chimney extractor over. Under lighting to the wall units. Gas boiler inset into one of the kitchen units.

Lobby

With uPVC double glazed entrance door to the side elevation. Storage cupboard with plumbing and space for a washing machine and dryer.

Bathroom

5' 8" x 6' 9" (1.730m x 2.063m)

This lovely modern bathroom is fitted with a P shaped shower bath with screen and shower over. Modern bathroom unit incorporating a wash basin and w.c. Aqua boarding to the walls. Down lighting to the ceiling. Chrome effect gas central heating towel radiator. uPVC double glazed window to the side elevation.

First Floor Landing

Providing access to the three bedrooms.

Bedroom One

11' 10" x 13' 2" (3.618m x 4.017m)

The master bedroom is pleasantly presented and has a uPVC double glazed window to the front elevation. Gas central heating radiator. Built in wardrobe and separate storage cupboard.

Bedroom Two

11' 11" x 10' 3" (3.623m x 3.133m)

With built in wardrobe and having uPVC double glazed window to the rear elevation. Gas central heating radiator.

Bedroom Three

10' 9" plus door recess x 6' 11" (3.285m x 2.107m)

The final of the three bedrooms is again of a good size and is tastefully decorated. Gas central heating radiator. Built in storage cupboard.

Outside

The property benefits from gardens to both the front and rear elevations. The rear garden offers a low maintenance area with wall and fenced perimeters and is mainly gravelled along with a 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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 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

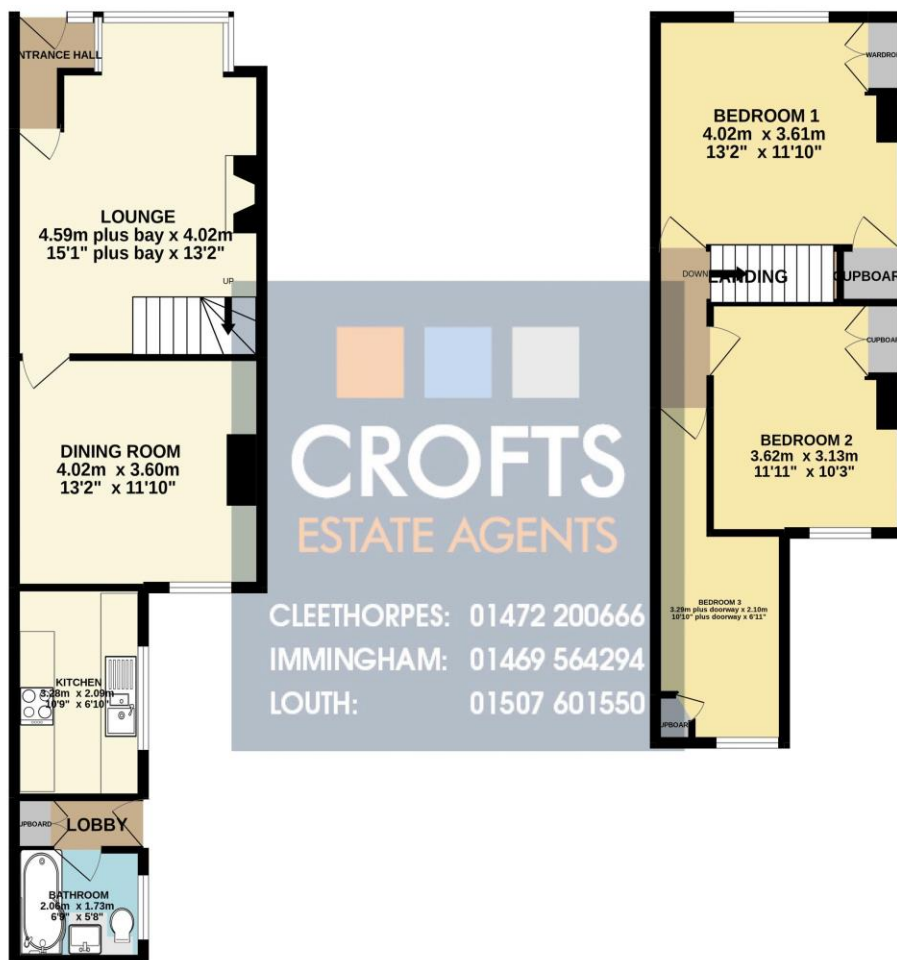
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
46.5 sq.m. (500 sq.ft.) approx.

1ST FLOOR
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA : 85.2 sq.m. (917 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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