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



52a 3rd Avenue
Humberston Fitties
Humberston
Grimsby
DN36 4EU

£140,000

Crofts estate Agents are delighted to present this three-bedroom detached chalet located on the Humberston Fitties site for sale. Located a stones throw away from Cleethorpes Beach and only a short walk from the promenade, Cleethorpes yacht club and local amenities, the property resides on a quiet trail running off from the main road running through the Humberston Fitties site. Internally, the property boasts an entrance hall, a large living room, kitchen, two double bedrooms, one single bedroom and a family bathroom. The exterior of the property constitutes of a grass lawn area, a concrete patio/seating section, low fenced borders and a timber storage shed.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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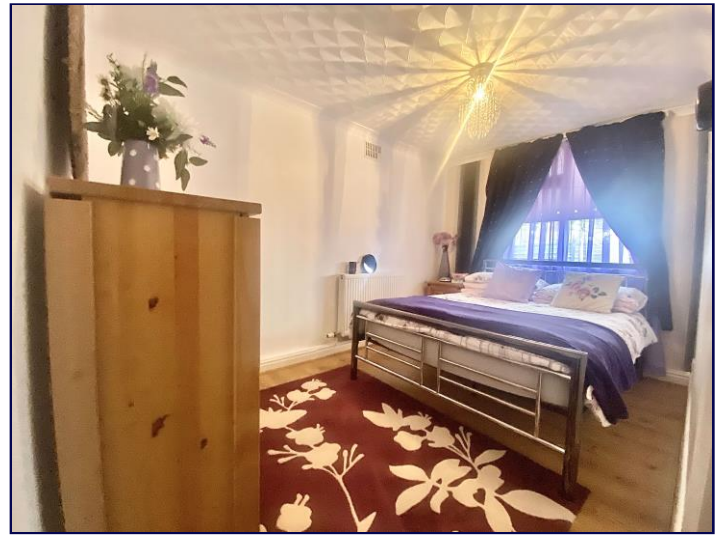
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Front

The front of the property has low timber fences with two access gates, the property resides down a quiet lane off from the main road running through the Humberston Fifties site.

Kitchen

8' 0" x 10' 6" (2.43m x 3.2m)

The kitchen has a grey tiled flooring with royal blue and white splashback tiling for wall décor. The kitchen units are a white wooden style with grey worktops, the kitchen also boasts space for a washing machine in addition to an integral oven with an induction gas hob, there is also a sink/drain unit, 2x wooden windows, a pendant light and a uPVC door.

Living Room

11' 11" x 18' 1" (3.62m x 5.5m)

The living room has a wooden flooring with neutral wall décor, there are 2x wooden windows in addition to a radiator and a pendant light.

Bedroom One

7' 11" x 9' 8" (2.42m x 2.95m)

This bedroom has a wooden flooring with neutral wall décor, there is a large set of fitted wooden wardrobes in addition to a radiator, one wooden window and pendant light.

Bedroom Two

11' 10" x 10' 2" (3.61m x 3.09m)

This bedroom has a wooden flooring with neutral wall décor, there is also a pendant light, radiator and a wooden window.

Bedroom Three

8' 1" x 5' 1" (2.47m x 1.54m)

This bedroom is carpeted with neutral wall décor and one feature wall, it also has a pendant light, radiator and a wooden window.

Rear Garden

The rear garden has a well maintained large grass lawn in addition to a concrete patio area. The garden is bordered by 6 foot timber fencing and also has a gravelled section ideal for off-road parking. Plus, there is a timber storage shed, low fenced borders to the front and an outside tap.

Bathroom

8' 2" x 7' 3" (2.48m x 2.2m)

The bathroom has a wooden flooring with white splashback tiling and wall décor, It is a three-piece suite with a vanity sink, W.C and bath/shower unit. There is also an airing cupboard, a frosted wooden window, pendant light and chrome towel radiator.

Tenure

Believed to be Leasehold, 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

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
57.9 sq.m. (623 sq.ft.) approx.



TOTAL FLOOR AREA : 57.9 sq.m. (623 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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