



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



87 Harrington Street
Cleethorpes
DN35 7PX

**Offers in the Region Of
£85,000**

NO FORWARD CHAIN, ideal investment property and would rent for approx £550 pcm. Great first time purchase also with spacious living at a great price and located within Cleethorpes. Internal viewing will reveal the lounge, kitchen and WC all to the ground floor. The first floor has two double bedrooms and the bathroom. There is a low maintenance front garden, uPVC double glazing and electric storage heaters. Nearby there are a wide variety of local amenities and schools.

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

www.croftsestateagents.co.uk

Lounge

13' 1" x 15' 7" (3.98m x 4.74m)

The lounge has a window and door to the front elevation, an electric storage heater and laminate flooring.

Kitchen

13' 0" x 10' 3" (3.95m x 3.12m)

The kitchen has a window to the rear elevation, an electric storage heater and vinyl flooring. There is also a fitted kitchen with plenty of counter space with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

WC

12' 8" x 5' 1" (3.86m x 1.55m)

The WC has a WC, basin and a carpeted floor. There is also a large area for storage.

First Floor Landing

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

Bedroom One

13' 1" x 15' 7" (3.98m x 4.76m)

Bedroom one has two windows to the front elevation, an electric storage heater and a carpeted floor.

Bedroom Two

13' 0" x 8' 8" (3.96m x 2.65m)

Bedroom two has a window to the rear elevation, an electric storage heater and a carpeted floor.

Bathroom

5' 6" x 7' 4" (1.68m x 2.24m)

The bathroom has a built in cupboard, vinyl flooring and a white suite with a WC, basin and a bath with complimentary tiling.

Outside

There is a low maintenance front garden which is enclosed by brick walls.

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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

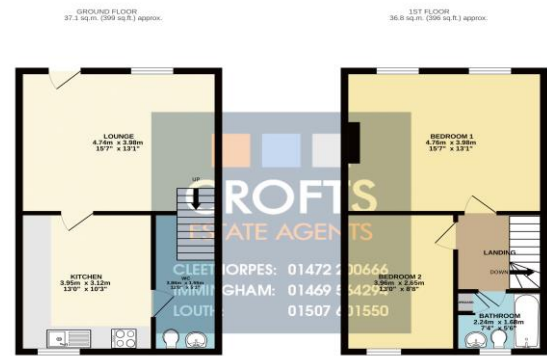
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

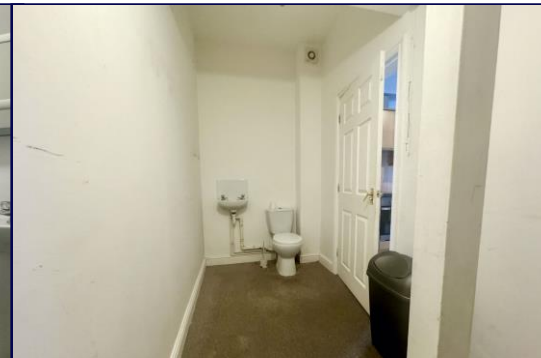
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



TOTAL FLOOR AREA: 72.9 sq.m. (776 sq.ft.) approx.
Measurements taken from wall to wall unless otherwise stated. Measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central 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, furnishings and contents are not included within this sale.



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly 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, council tax, rateable values etc has been given in good faith and whilst 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 enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central 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, furnishings and contents are not included within this sale.