



# CROFTS ESTATE AGENTS

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



## Edge Avenue

Scarho  
DN33 2DP

Offers in the Region Of  
£112,500

On the market with Crofts Estate Agents we are pleased to be offering for sale this delightful mid terraced house offering three good sized bedrooms all of which could accommodate a double bed. Enjoying the benefits of gas central heating and uPVC double glazing the property is located within this ever popular location a short distance from the areas many local amenities and several popular and well regarded schools. Recently the property has undergone some refurbishments with the majority being re plastered, a new modern bathroom and a boiler installed within the past twelve months. Pleasantly presented throughout this lovely home briefly comprises entrance hallway, bay fronted lounge, kitchen / dining room, landing three double bedrooms and as mentioned the modern bathroom. Established front and rear gardens with the rear enjoying a good degree of privacy and having the benefit of two external brick stores.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

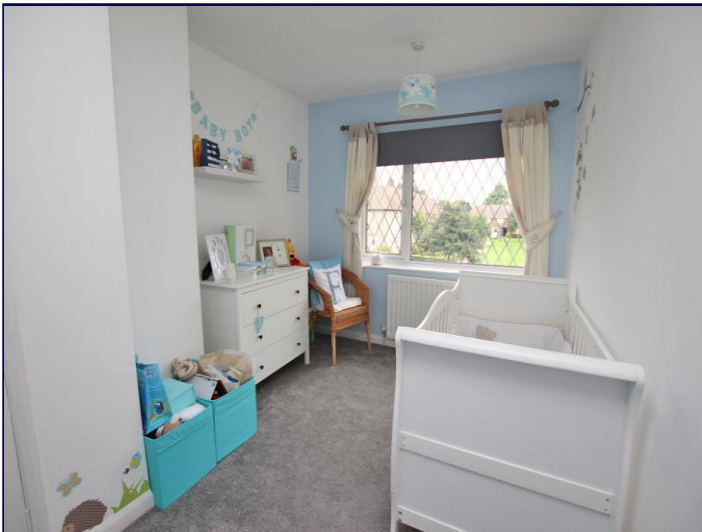
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#### Entrance Hallway

10' 8" x 6' 9" (3.259m x 2.059m)

Offering uPVC double glazed entrance door to the front elevation the hallway has a gas central heating radiator. Staircase leading to the first floor and having useful understairs storage.

#### Lounge

15' 0" x 10' 7" (4.560m x 3.217m)

Tastefully decorated and having coving to the ceiling the lounge has a walk in bay window to the front elevation. Gas central heating radiator. Living flame gas fire with pleasant fire surround.

#### Kitchen Area

10' 6" x 8' 4" (3.193m x 2.536m)

With uPVC double glazed entrance door and window to the rear elevation the kitchen is equipped with a range of fitted wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob. Plumbing for an automatic washing machine. Wall mounted gas boiler installed within the past twelve months. The kitchen then opens into the dining room.

#### Dining Room

10' 6" x 8' 11" (3.200m x 2.726m)

Pleasantly decorated and having coving to the ceiling the dining area has a uPVC double glazed window to the rear elevation. Gas central heating radiator.

#### First Floor Landing

Loft access to the ceiling.

#### Bathroom

5' 5" x 7' 8" (1.652m x 2.339m)

This lovely modern bathroom enjoys two uPVC double glazed windows to the rear elevation and is fitted with a pedestal wash hand basin, low level w.c and a panelled bath with shower over. Partial tiling to the walls. Gas central heating radiator.

#### Bedroom One

10' 7" x 13' 4" (3.223m x 4.053m)

The master bedroom has a uPVC double glazed window to the rear elevation. Gas central heating radiator.

#### Bedroom Two

12' 11" x 8' 5" (3.925m x 2.567m)

Bedroom two is tastefully decorated and can again accommodate a double bed if required. uPVC double glazed window to the front elevation. Gas central heating radiator. Built in wardrobe / storage cupboard.

#### Bedroom Three

9' 8" including stair bulk head x 11' 4" (2.945m x 3.451m)

The final of the three bedrooms is again another double bedroom and has a uPVC double glazed window to the front elevation. Gas central heating radiator.

### Outside

The front garden has a hedged front boundary with lawn and established shrubs and faces the green. The rear garden enjoys a great degree of privacy and is ideal for those with younger members in the family due to its good security. The garden itself offers lawned area, shrubs and has raised decking ideal for outdoor entertaining. Two brick outbuildings creating useful storage.

### 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](http://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](http://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.**





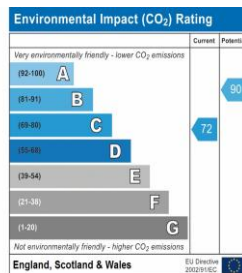
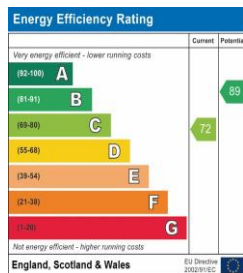


GROUND FLOOR  
APPROX. FLOOR  
AREA 35.7 SQ.M.  
(385 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 33.8 SQ.M.  
(364 SQ.FT.)

TOTAL APPROX. FLOOR AREA 69.5 SQ.M. (748 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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