



**32 Whites Road, Cleethorpes, North East Lincolnshire, DN35 8RN**  
**£135,000**

## Key Features:

- Traditional Mid Terrace Property
- Central Cleethorpes
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Downstairs Cloaks/WC
- No Forward Chain

A two bedroom mid terrace property conveniently situated within short walking distance of the seafront and town centre. Presented in excellent decorative order, the accommodation offers a traditional layout comprising of; a bay fronted lounge, dining room, modern fitted kitchen, downstairs cloaks/wc, and to the first floor are two double bedrooms, a bathroom and separate wc. Front and rear gardens. Offered for sale with No Forward Chain...Viewing Highly Recommended.



## ENTRANCE HALL

Front entrance to the property with staircase to the first floor.

## LOUNGE

12'9" x 9'6" (3.91 x 2.92)

With a bay window to front aspect. (Currently used as an additional bedroom).

## DINING ROOM

12'10" x 11'2" (3.92 x 3.41)

Sitting/dining room with a rear aspect window, electric fireplace, fitted storage into chimney recess, and an understairs storage cupboard.

## SIDE ENTRANCE LOBBY

With access to the rear garden, and built-in storage cupboard/pantry.

## KITCHEN

13'6" x 8'2" (4.14 x 2.51)

Fitted with a range of modern grey gloss units, and work surfaces incorporating a stainless steel sink. Built-in oven and gas hob with extractor over, plumbing for a washing machine and further appliance space. Two side aspect windows.

## CLOAKS/WC

8'11" x 2'11" (2.72 x 0.89)

Fitted with a hand basin and wc.

## FIRST FLOOR LANDING

A split level landing with loft access.

## BEDROOM 1

12'9" x 10'4" (3.91 x 3.16)

Master bedroom to front aspect, with a feature fireplace, and built-in storage cupboard.

## BEDROOM 2

11'2" x 9'9" (3.42 x 2.98)

A second double bedroom, to rear aspect, with a built-in storage cupboard.

## BATHROOM

8'5" x 7'8" (2.57 x 2.36)

Fitted with a pedestal basin and p-shaped bath with overhead shower. Heated towel rail, and rear aspect window.

## W/C

5'8" x 3'1" (1.73 x 0.96)

Fitted with a pedestal hand basin and wc. Side aspect window.

## OUTSIDE

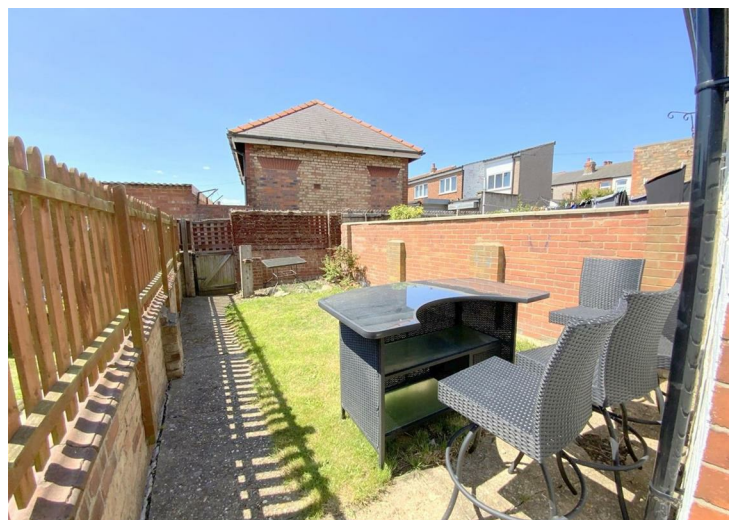
The property is set in low maintenance gardens, with gated rear access to the passageway.

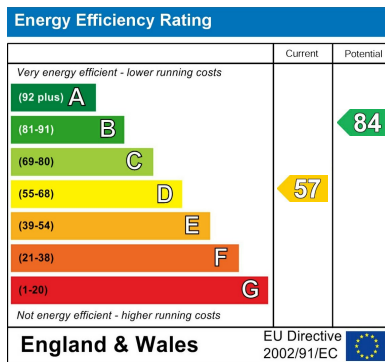
## TENURE

Freehold

## COUNCIL TAX BAND

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### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure 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. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents 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. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

