

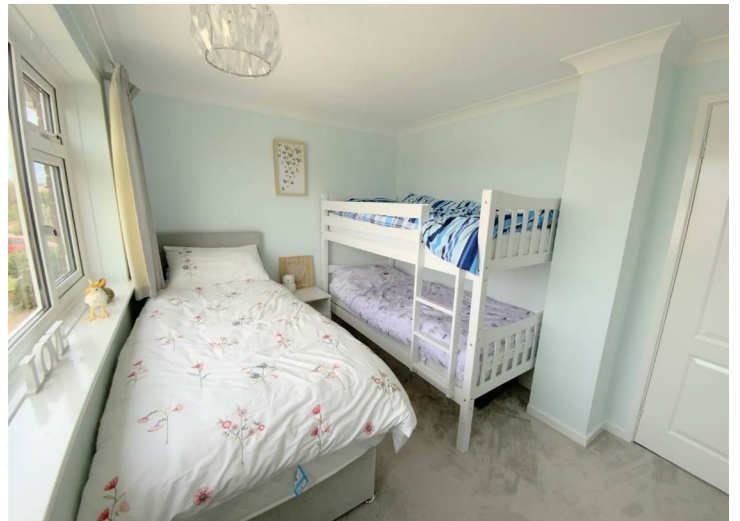


36a Fillingham Crescent, Cleethorpes, North East Lincolnshire, DN35 0JE
£145,000

Key Features:

- First Floor Flat
- Sought After Cleethorpes Location
- Well Presented Accommodation
- Two Double Bedrooms
- Kitchen Diner
- Off Road Parking
- Garage
- Overlooking The Buck Beck
- No Forward Chain

Found in this highly sought after area, we offer for sale this Two Bedroom First Floor Flat located within short walking distance of the seafront and the country park. The accommodation offers; front entrance with staircase to the first floor, kitchen diner, lounge, two double bedrooms and a bathroom. Front and rear gardens, driveway and garage. Offered for sale with No Forward Chain.



ENTRANCE HALLWAY

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

KITCHEN DINER

14'1" x 15'10" (4.30 x 4.84)

Fitted kitchen comprising of white wall and base units, work surfaces incorporating a stainless steel sink, freestanding cooker, and space for further appliances. Rear aspect window.

LOUNGE

16'5" x 11'5" (5.01 x 3.48)

A front aspect lounge with modern wall mounted electric fire.

BEDROOM 1

11'9" x 11'10" (3.60 x 3.62)

Master bedroom to rear aspect, with fitted wardrobes.

BEDROOM 2

11'1" x 8'6" (3.39 x 2.60)

A second double bedroom, to front aspect.

BATHROOM

8'2" x 6'1" (2.49 x 1.86)

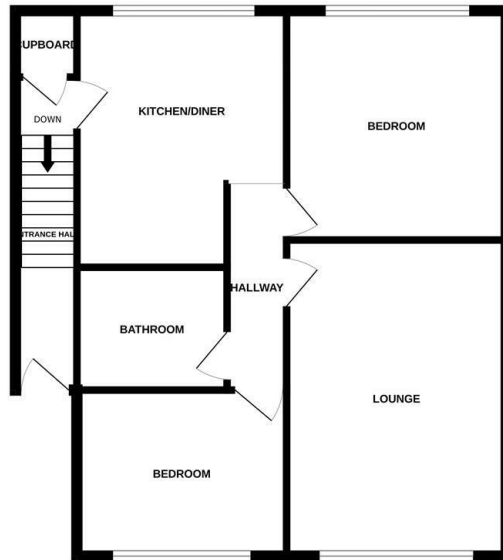
Fitted with a white suite comprising a panelled bath with overhead shower, pedestal basin and wc. Obscure glazed window to side aspect.

TENURE

LEASEHOLD

123 Years Remaining





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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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