



95. Campden Crescent, Cleethorpes, North East Lincolnshire, DN35 7UG
£160,000

Key Features:

- Traditional End Of Terrace Property
- Popular Cleethorpes Location
- Off Road Parking & Garage
- Three Bedrooms
- Two Reception Rooms
- Excellent Potential
- Ideal First Time Purchase

A well presented three bedroom end of terrace property located in this popular area of Cleethorpes, a short distance from the town centre and seafront. The accommodation offers a traditional layout comprising:- a front entrance hall, lounge, dining room, kitchen, and first floor with three bedrooms and a bathroom. Benefiting valuable off road parking to the front, with attached garage and a good sized garden to the rear. An ideal first time purchase...Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property, with feature side windows and understairs storage cupboard.

LOUNGE

13'2" x 10'4" (4.02 x 3.17)

To front aspect with bay window and fireplace incorporating an open fire.

DINING ROOM

13'6" x 12'5" (4.13 x 3.80)

With patio doors opening onto the rear garden, and fireplace incorporating a living flame gas fire.

KITCHEN

17'1" x 7'5" (5.22 x 2.28)

With fitted wall and base units, work surfaces incorporating a resin sink, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Rear aspect window and access to the garden.

FIRST FLOOR LANDING

With a built-in storage cupboard, and obscure glazed window to side aspect.

BEDROOM 1

11'6" x 10'0" (3.53 x 3.07)

To rear aspect.

BEDROOM 2

10'5" x 10'5" (3.20 x 3.18)

A second double bedroom, to front aspect.

BEDROOM 3

7'6" x 6'0" (2.30 x 1.83)

To rear aspect.

BATHROOM

5'11" x 5'4" (1.82 x 1.64)

Fitted with a pedestal basin, wc, and panelled bath with overhead shower. Obscure glazed window to front aspect.

OUTSIDE

The front of the property is of low maintenance, providing off road parking for one/two vehicles, and access to the attached garage which has electric and a rear pedestrian door.

The rear garden is mainly laid to lawn with patio areas, and a brick built store.

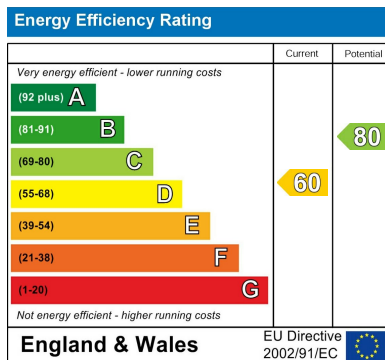
TENURE

Freehold

COUNCIL TAX BAND

A





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

