

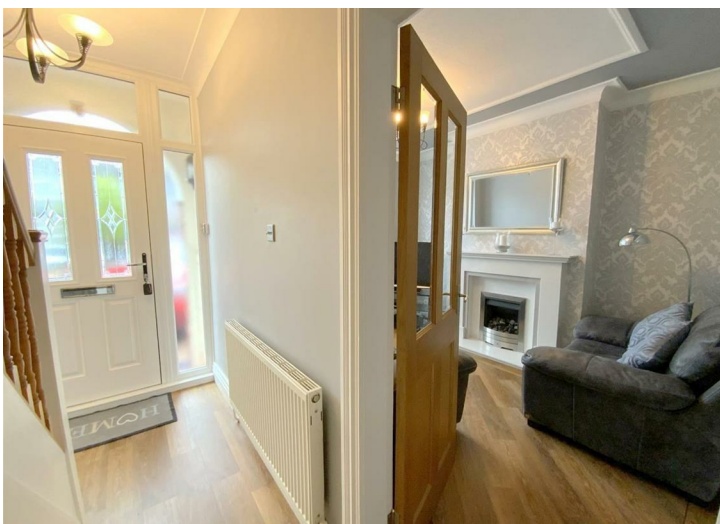


98 Campden Crescent, Cleethorpes, DN35 7UQ
£189,950

Key Features:

- Traditional Bay Fronted Semi Detached
- Extended To The Ground Floor
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Utility & Downstairs WC
- Off Road Parking & Detached Garage
- Low Maintenance Gardens
- South Facing Rear Aspect
- Immaculately Presented

A superbly appointed three bedroom semi detached home which has been extended and modernised in recent years by the current owners. Located in this popular area of Cleethorpes within close proximity to local amenities, schools, and easy access to the seafront and town centre. The accommodation offers:- entrance hall, front aspect lounge, spacious rear living/dining room with open access to the kitchen, a utility room and downstairs wc. To the first floor are three bedrooms, and a bathroom. The property is approached by a full width block paved driveway providing valuable off road parking. To the rear is a detached garage and south facing rear garden which benefits from not being directly overlooked. A lovely home...Early viewing advised.



ENTRANCE HALL

Accessed via a composite front entrance door. Featuring oak effect Karndean flooring which continues into the lounge and rear living/dining room. Staircase with spindle balustrade and understairs storage cupboard.

LOUNGE

15'0" x 9'10" (4.58 x 3.02)

With a bay window to front aspect, and modern limestone fireplace incorporating a coal effect gas fire. Continued flooring with underfloor heating.

LIVING/DINING ROOM

15'8" x 13'4" (4.80 x 4.07)

Spacious room with wide opening to the kitchen. With a side aspect window, feature fireplace and continued Karndean flooring.

KITCHEN

14'6" x 7'0" (4.43 x 2.15)

Featuring a range of modern white gloss units and contrasting solid walnut work tops with undermounted 1.5 bowl ceramic sink. Appliances include an integrated fridge/freezer, dishwasher, built-in oven and five ring gas hob with extractor over. Wood effect porcelain tiled floor. Rear aspect window and access to the side of the property.

W.C

4'1" x 2'6" (1.27 x 0.77)

With continued tiled floor, and opaque side aspect window.

UTILITY

6'7" x 3'10" (2.02 x 1.19)

Providing plumbing for a washing machine and dryer space. Wall mounted gas central heating boiler (new 2020).

FIRST FLOOR

BEDROOM 1

15'1" x 9'11" (4.61 x 3.04)

With a bay window to front aspect.

BEDROOM 2

14'4" x 8'11" (4.38 x 2.72)

A second double bedroom, to rear aspect.

BEDROOM 3

9'9" x 6'5" (2.98 x 1.98)

To rear aspect.

BATHROOM

5'10" x 5'3" (1.80 x 1.61)

Fitted with a vanity sink unit, wc, and panelled bath with overhead shower. Heated towel rail. Opaque window to front aspect.

OUTSIDE

The front of the property is mainly block paved providing off road parking for two vehicles, and leading down the side to the detached brick garage (with roller door, side door, power/light). The rear garden is gravel laid for ease of maintenance, with paved patio areas.

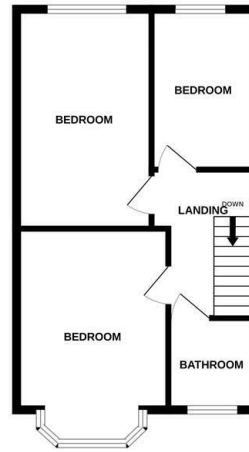
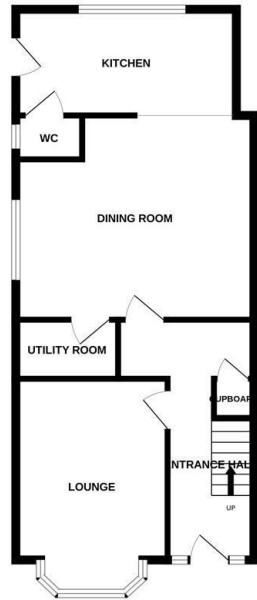
TENURE

Freehold

COUNCIL TAX BAND

B





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with Hectagon 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(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