

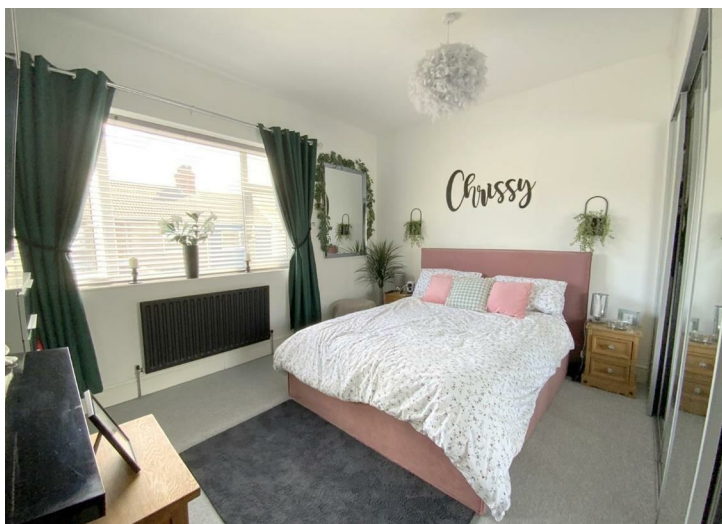


58 Tiverton Street, Cleethorpes, North East Lincolnshire, DN35 7PR
£90,000

Key Features:

- Three Bedroom Mid Terrace
- Open Plan Lounge/Dining Room
- Modern Kitchen & Bathroom
- Three Double Bedrooms
- Low Maintenance Gardens
- 'Outstanding' Primary School Catchment
- Ideal Rental Investment/First Time Purchase

A well presented three bedroom mid terrace property offered for sale in this established area of Cleethorpes, with easy access to the town centre and seafront. The accommodation includes:- a front entrance porch, through lounge/dining room, kitchen and a downstairs bathroom. To the first floor are three good sized bedrooms. Low maintenance gardens with storage outhouse at the rear. An ideal buy to let investment opportunity...Viewing Highly Recommended.



ENTRANCE PORCH

Front entrance to the property, with inner door leading into the lounge.

LOUNGE/DINING ROOM

28'3" x 13'1" (8.62 x 4.00)

Lounge to front aspect, with feature open fireplace and fitted storage cupboard into alcove. Open access to the dining room having a further open fireplace, and staircase leading up to the first floor.

KITCHEN

15'5" x 8'0" (4.70 x 2.44)

Fitted with a range of wall and base units, work surfaces incorporating a breakfast bar, built-in oven, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler (new 2022). Two side aspect windows.

Rear entrance lobby with access to:-

BATHROOM

8'7" x 4'10" (2.64 x 1.48)

A modern fitted bathroom comprising a panelled bath with shower over, vanity sink unit and wc. Opaque window to side aspect.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

13'1" x 12'1" (4.00 x 3.70)

To front aspect, with mirror fronted fitted wardrobes.

BEDROOM 2

12'2" x 9'7" (3.72 x 2.93)

To rear aspect.

BEDROOM 3

11'10" x 8'0" (3.61 x 2.45)

To rear aspect.

OUTSIDE

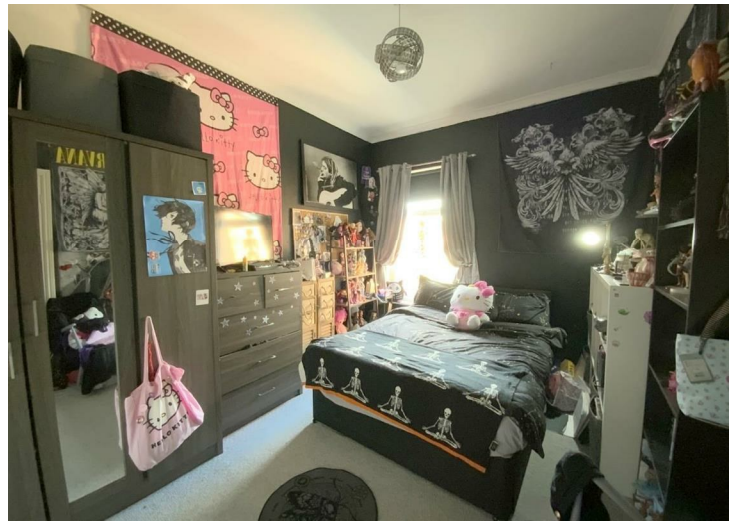
The property stands in paved gardens, with storage outhouse at the rear.

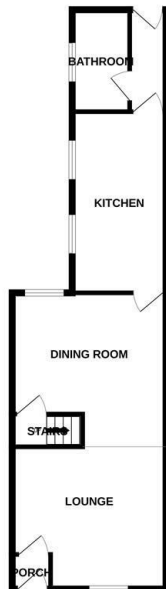
TENURE

Freehold

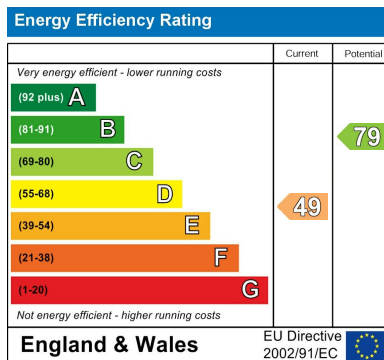
COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors 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 for any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 0204.



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