



10 Giles Street, Cleethorpes, North East Lincolnshire, DN35 8EA
£140,000

Key Features:

- Newly Refurbished Mid Terrace Property
- Central Cleethorpes
- Two Double Bedrooms
- Open Plan Lounge/Dining Room
- Modern Kitchen & Bathroom
- Downstairs Cloak/WC
- No Forward Chain

A traditional two bedroom mid terrace home offered for sale in this established area of Cleethorpes, conveniently situated within short walking distance of the town centre and seafront.

Recently completed, the property has undergone an excellent scheme of modernisation and refurbishment, to include a new modern fitted kitchen, four piece bathroom and downstairs wc. All new decor and floorings, and benefiting a new gas central heating boiler.

The accommodation comprises:- a front entrance hall, spacious open plan lounge/dining room, kitchen, and a downstairs cloak/wc. To the first floor are two double bedrooms and a generously sized bathroom. Garden to the rear. Offered for sale with No Forward Chain.



ENTRANCE HALL

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

LOUNGE

13'10" x 6'7" (4.24 x 2.02)

A bay fronted lounge with modern electric fireplace. Open access to:-

DINING ROOM

13'6" x 10'1" (4.13 x 3.09)

With an understairs storage cupboard, and double doors opening to the side of the property. Oak effect laminate flooring throughout.

KITCHEN

15'2" x 6'7" (4.64 x 2.02)

Fitted with a range of shaker style units in a warm neutral tone with contrasting work surfaces incorporating a breakfast bar. Built-in oven, gas hob with extractor over, and space for further appliances. Side aspect window, and double doors opening onto the rear garden.

CLOAKROOM

6'6" x 2'5" (1.99 x 0.74)

Fitted with a concealed cistern wc, and vanity sink unit. Heated towel rail.

FIRST FLOOR LANDING

A split level landing, with loft access.

BEDROOM 1

12'2" x 12'0" (3.72 x 3.68)

To front aspect, with two built-in storage cupboards.

BEDROOM 2

13'1" x 8'1" (4.01 x 2.47)

A second double bedroom, to rear aspect.

BATHROOM

11'9" x 6'7" (3.60 x 2.02)

Featuring a large shower enclosure, panelled bath, vanity sink unit and wc. Fitted storage cupboard housing the gas central heating boiler. Obscure glazed window.

OUTSIDE

The property is approached by steps leading up to the entrance door and walled front garden. To the rear is an enclosed garden with lawn and newly laid composite decking. Gated access to the rear passageway.

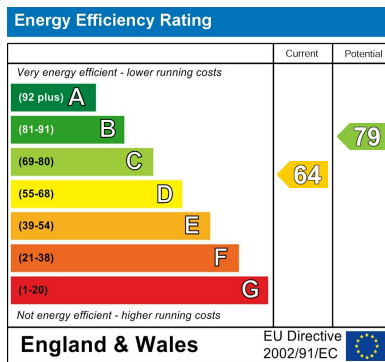
TENURE

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

