



91 Clee Road, Cleethorpes, North East Lincolnshire, DN35 8AF
£165,000

Key Features:

- REFURBISHMENT OPPORTUNITY
- Three bedroom end terrace property
- Generous rear garden
- Two reception rooms & conservatory
- Three double bedrooms
- Off road parking
- Short distance from the seafront/town centre

A three bedroom end terrace home offered for sale on this popular residential road, within close proximity to Cleethorpes seafront and town centre. An ideal first time purchase or family home offering excellent potential for improvement, featuring a generously sized rear garden, and spacious driveway parking.

Internally the accommodation comprises; a front entrance hall, two reception rooms, kitchen and conservatory. To the first floor are three double bedrooms, a bathroom and separate wc.

The property boasts a superb sized garden to the rear providing endless possibilities for creating your dream outdoor space, and driveway providing off road parking for two vehicles.

Viewing Highly Recommended.



ENTRANCE

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

DINING ROOM

10'3" x 10'9" (3.14 x 3.28)

A front aspect reception room, currently been used as a bedroom by the current owners.

KITCHEN

19'3" x 8'10" (5.88 x 2.71)

Measured at maximum width

With fitted wall and base units, built-in oven, gas hob, sink/drain, and plumbing for a washing machine.

Cupboard housing the gas central heating boiler - NEWLY INSTALLED IN 2022. Side aspect windows, and access to the rear garden.

LOUNGE

11'7" x 14'5" (3.54 x 4.41)

To the rear of the property, with brick fireplace incorporating an inset gas fire and French doors leading into the conservatory.

CONSERVATORY

12'8" x 10'6" (3.88 x 3.21)

Overlooking the rear garden, with access onto the patio area.

FIRST FLOOR LANDING

With a front aspect window, and fitted storage cupboard.

BEDROOM 1

11'6" x 12'8" (3.51 x 3.88)

To rear aspect.

BEDROOM 2

10'8" x 10'7" (3.26 x 3.25)

To front aspect.

BEDROOM 3

10'2" x 8'1" (3.10 x 2.47)

To rear aspect, with access onto a balcony. Currently used as a study.

BATHROOM

5'1" x 5'2" (1.57 x 1.60)

Fitted with a pedestal basin and bath with shower over.

SEPERATE WC

4'11" x 2'7" (1.50 x 0.80)

OUTSIDE

The property is approached by a full width driveway providing parking for two vehicles. Gated side access leads to the rear garden, which is mainly laid to lawn with planted borders. Shed, and patio area.

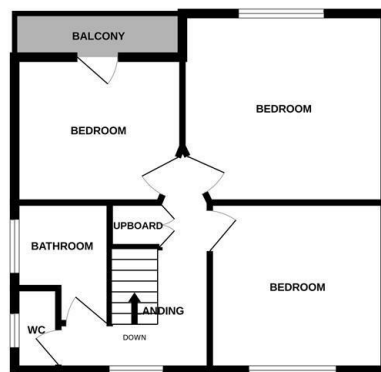
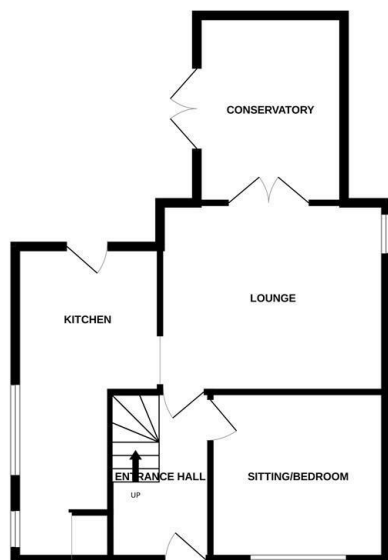
TENURE

FREEHOLD


COUNCIL TAX BAND

A





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 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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

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