

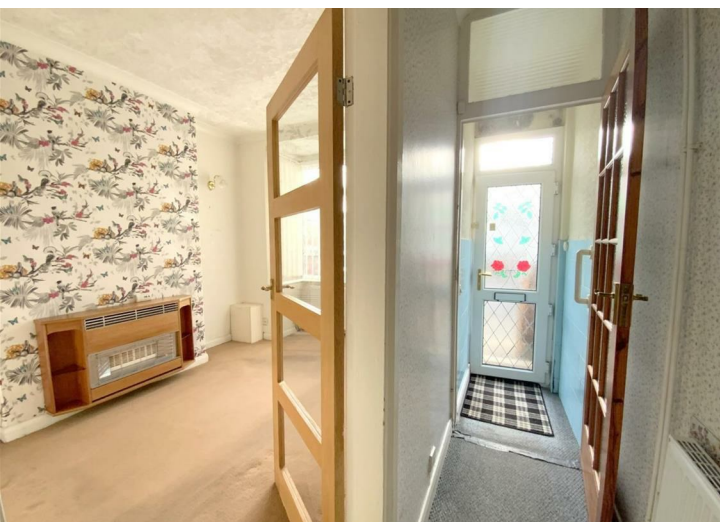


19 Douglas Road, Cleethorpes, North East Lincolnshire, DN35 7JQ
£65,000

Key Features:

- Two Bedroom Mid Terrace Property
- Located Close To The Seafront
- Requiring Refurbishment/Modernisation
- Two Reception Rooms
- Downstairs WC & First Floor Bathroom
- New GCH System Installed 2022
- No Forward Chain

A traditional two bedroom mid terrace home offering scope for modernisation and refurbishment. Located in this popular area of Cleethorpes, the property is ideally placed for local amenities, schools, and short walking distance of the seafront - via a nearby railway footbridge. The accommodation benefits a new gas central heating system installed in 2022, and comprises; entrance hall, bay fronted lounge, dining room, kitchen and a downstairs wc. The first floor landing leads to two bedrooms and a bathroom. Occupying a cul de sac position, the property stands with gardens to the front and rear. An ideal starter home/buy to let....Offered for sale with No Forward Chain.



ENTRANCE HALL

With staircase to the first floor.

LOUNGE

12'11" x 9'4" (3.95 x 2.85)

A bay fronted lounge, with gas fireplace.

DINING ROOM

12'5" x 11'5" (3.80 x 3.50)

With a rear aspect window and useful understairs storage cupboard.

KITCHEN

14'2" x 7'11" (4.34 x 2.42)

Comprising of fitted units, worktops incorporating a stainless-steel sink, freestanding cooker, and space for further appliances. Side aspect window and entrance door.

WC

4'3" x 3'6" (1.30 x 1.08)

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

12'5" x 10'10" (3.79 x 3.32)

A double bedroom, to front aspect.

BEDROOM 2

10'0" x 6'3" (3.05 x 1.91)

To rear aspect, with wall mounted gas central heating boiler.

BATHROOM

6'4" x 6'2" (1.95 x 1.88)

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

OUTSIDE

The property stands in front and rear gardens, with shed and gated access to the passageway.

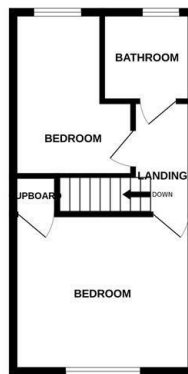
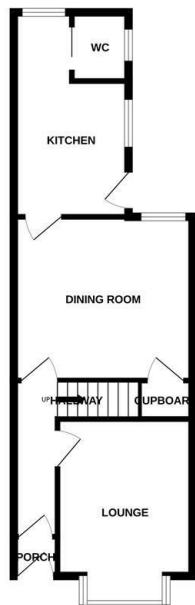
TENURE

FREEHOLD

COUNCIL TAX BAND

A





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other areas are approximate and the responsibility is placed on any owner, omission or mis-statement. This plan is for illustrative purposes only and should not 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 Metreplan 12/05

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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