



**66 Lestrange Street, Cleethorpes, North East Lincolnshire, DN35 7HL**  
**£134,950**

## Key Features:

- REFURBISHMENT PROJECT
- Traditional Semi Detached Property
- Three Bedrooms
- Spacious Living Room
- Off Road Parking
- Detached Garage
- Great Potential
- No Forward Chain

A traditional bay fronted semi detached home located in this popular residential area with easy access to both central Cleethorpes and Grimsby. Requiring a scheme of modernisation, the accommodation includes; entrance hall, a spacious dual aspect living room, kitchen and conservatory. To the first floor are three bedrooms and a bathroom. Gardens to the front and rear, driveway parking and a detached garage. Offered for sale with No Forward Chain.



## ENTRANCE HALL

With staircase to the first floor.

## KITCHEN

18'9" x 6'3" (5.74 x 1.91)

Comprising of wall and base units, worktops incorporating a stainless steel sink, freestanding cooker, and space for further appliances. Side aspect window and access to the rear garden. Open archway to:-

## LIVING ROOM

27'11" x 10'2" (8.53 x 3.12)

With a bay window to front aspect, twin gas fire places, and patio doors opening into the conservatory.



## CONSERVATORY

11'3" x 8'7" (3.44 x 2.64)

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

## FIRST FLOOR LANDING

With a side aspect window.

## BEDROOM 1

14'0" x 10'2" (4.27 x 3.11)

To front aspect, with bay window and fitted wardrobes.



## BEDROOM 2

13'10" x 9'10" (4.24 x 3.02)

To rear aspect, with built-in storage cupboards.

## BEDROOM 3

9'8" x 6'3" (2.95 x 1.93)

To rear aspect.



## BATHROOM

6'2" x 5'5" (1.88 x 1.66)

Fitted with a panelled bath, pedestal basin and wc.

## OUTSIDE

The front of the property is approached by a gated driveway which leads down the side to the detached garage. The rear garden is a good size, being mainly laid to lawn and paving.

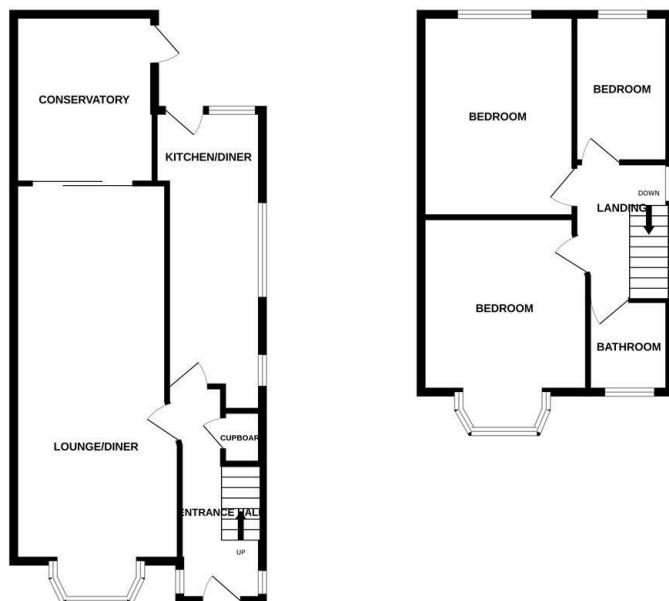
## TENURE

FREEHOLD

## COUNCIL TAX BAND

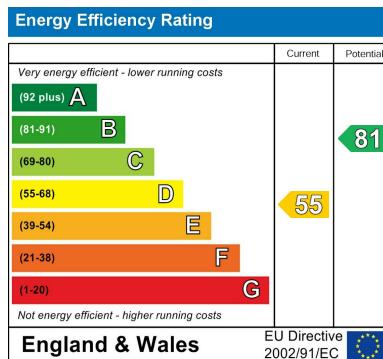
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## Viewing

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

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