



51 Lady Frances Crescent, Cleethorpes, North East Lincolnshire, DN35 9JX

Key Features:

- REFURBISHMENT PROJECT
- Three Bedroom Mid Terrace Home
- Two Reception Rooms
- Kitchen Extension
- Bathroom/Separate WC
- South Facing Rear Garden
- Ideal First Time Buy
- No Forward Chain

An extended three bedroom mid terrace home located off Davenport Drive, a popular area close to local amenities, schools, and a short distance to the town centre and seafront.

The property offers excellent scope to renovate and personalise the accommodation, which comprises; entrance hall, a bay fronted lounge, spacious rear living/dining room, and kitchen extension. To the first floor are three bedrooms including two doubles, a bathroom and separate WC. Enjoying a south facing rear aspect and backing onto open fields. An ideal first time buy... Offered for sale with No Forward Chain.



ENTRANCE HALL

Accessed via a uPVC front entrance door. With staircase to the first floor.

LOUNGE

12'7" x 12'3" (3.86 x 3.74)

Measured into bay.

With a front aspect bay window.

LIVING/DINING ROOM

19'11" x 10'8" (6.08 x 3.27)

A spacious full width living room, with two rear aspect windows.

KITCHEN

22'2" x 6'10" (6.76 x 2.10)

Fitted with a large range of wall and base units, and worktops incorporating a breakfast bar. Freestanding cooker with extractor over, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Side and rear aspect windows, and access onto the garden.

FIRST FLOOR LANDING

With a built-in storage/airing cupboard, and access to the loft.

BEDROOM 1

14'4" x 10'10" (4.39 x 3.32)

To front aspect.

BEDROOM 2

11'11" x 10'8" (3.65 x 3.27)

To rear aspect.

BEDROOM 3

10'8" x 7'1" (3.26 x 2.18)

To front aspect, with stairs bulkhead.

BATHROOM

6'7" x 5'6" (2.01 x 1.68)

Fitted with a pedestal basin, and panelled bath with overhead shower.

SEPARATE WC

5'10" x 2'7" (1.79 x 0.80)

OUTSIDE

The front of the property offers potential for off road parking (no dropped kerb), and has gated rear access via the adjacent passageway. The rear garden is enclosed, with lawn and patio area.

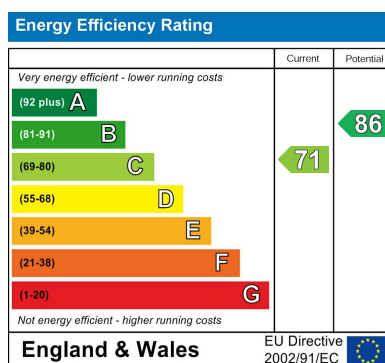
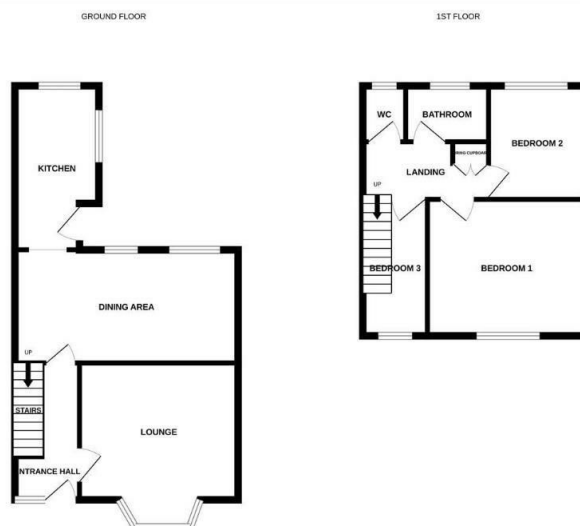
TENURE

Freehold

COUNCIL TAX BAND

A





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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