



19 Mill Place, Cleethorpes, North East Lincolnshire, DN35 8ND
£127,000

Key Features:

- Traditional Semi Detached Property
- Central Cleethorpes
- Short Stroll From The Seafront
- Two Double Bedrooms
- Downstairs Bathroom
- Living Room & Kitchen
- Low Maintenance Garden
- Off Road Parking

This two bedroom cottage style property is ideally situated just off Cleethorpes Market Place, only a short stroll from the seafront and a wide range of local amenities, shops, bars and cafes. The accommodation briefly comprises a front entrance porch, living room, kitchen, downstairs bathroom, and two double bedrooms to the first floor. Outside, the property benefits from a block paved driveway to the front (narrow access), and a courtyard style garden at the rear. An ideal choice for first time buyers, investors or those wanting a seaside retreat in this prime location.



LIVING ROOM

17'10" x 11'10" (5.46 x 3.63)

An open plan sitting and dining room, with fireplace incorporating a coal effect gas fire. Front aspect window, and staircase to the first floor.

KITCHEN

11'10" x 7'8" (3.62 x 2.34)

Fitted with wall and base units, built-in oven, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Rear aspect window, and access to the side of the property.

BATHROOM

9'4" x 5'2" (2.85 x 1.58)

Fitted with a pedestal basin, WC, and panelled bath with shower attachment.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

15'0" x 10'9" (4.59 x 3.30)

Measured at maximum width
To front aspect, with a built-in double wardrobe.

BEDROOM 2

12'0" x 8'5" (3.66 x 2.59)

To rear aspect, with a built-in double wardrobe.

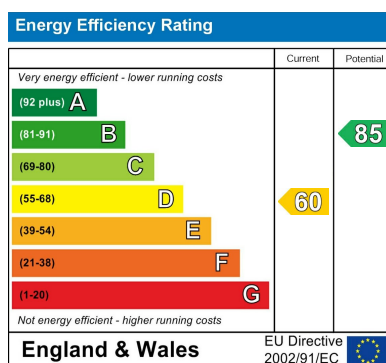
TENURE

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

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