



144 Daubney Street, Cleethorpes, North East Lincolnshire, DN35 7NU
£105,000

Key Features:

- Three Bedroom Mid Terrace Home
- Deceptively Spacious
- Dual Aspect Through Living Room
- Open Plan Kitchen Diner
- Downstairs WC & First Floor Shower Room
- Ideal First Time Buy/Investment Opportunity
- Popular Established Location
- Easy Access To The Town Centre & Seafront
- Low Maintenance Gardens

Situated in this established area of Cleethorpes, a well presented three bedroom mid terrace home offering ideal family accommodation, conveniently placed for local amenities, schools, and easy access to the town centre and seafront.

The property comprises; a front entrance porch, generously sized living room, open plan kitchen diner and a downstairs cloaks/wc. Upstairs are three good sized bedrooms, and a modern shower room. Externally there are well maintained, low maintenance gardens.



LIVING ROOM

26'8" x 13'4" (8.14 x 4.07)

Measured into bay

A spacious double reception room, with modern wall mounted electric fire, and staircase to the first floor. Of dual aspect having a bay window to the front and further window to the rear.

KITCHEN DINER

25'1" x 8'5" (7.67 x 2.59)

Fitted with a range of modern units and worktops incorporating a stainless steel sink. Built-in oven, ceramic hob with extractor over, and space for further appliances. Dining area with side aspect bay window. Rear entrance porch with access to the garden.

CLOAKROOM

4'10" x 2'4" (1.48 x 0.73)

Fitted with a wc and hand basin.

FIRST FLOOR LANDING

A split-level landing with access to the loft.

BEDROOM 1

11'8" x 11'8" (3.57 x 3.56)

To front aspect, with built-in wardrobes.

BEDROOM 2

12'4" x 8'2" (3.76 x 2.49)

To rear aspect, with a built-in storage cupboard.

BEDROOM 3

8'10" x 7'10" (2.71 x 2.40)

To rear aspect, with a built-in storage cupboard housing the gas central heating boiler.

SHOWER ROOM

5'7" x 5'3" (1.72 x 1.61)

Fully tiled, with a vanity unit, concealed cistern wc, and corner shower enclosure with electric shower.

TENURE

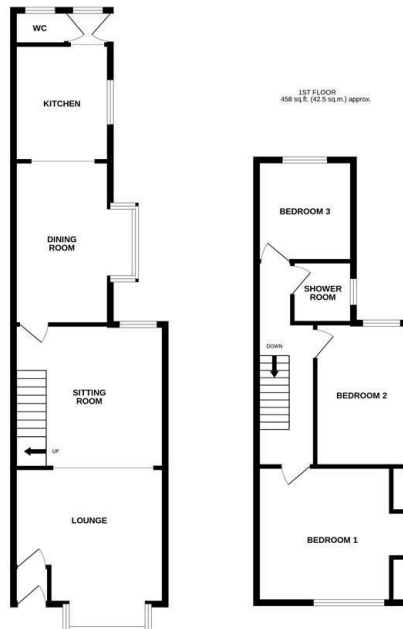
FREEHOLD

COUNCIL TAX BAND

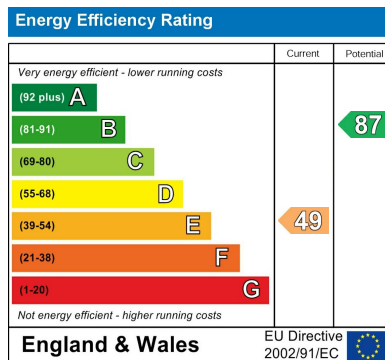
A



GROUND FLOOR
803 sq ft (74.5 sq m) approx.



TOTAL FLOOR AREA: 1061 sq ft (98.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any 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.
Made with Mapplan 42025



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