



44 Itterby Crescent, Cleethorpes, North East Lincolnshire, DN35 9QL
£225,000

Key Features:

- Three Bedroom Detached Property
- Sought After Residential Area
- Excellent Potential For Refurbishment
- Spacious & Flexible Internal Layout
- Generous South Facing Rear Garden
- Driveway Parking & Attached Garage
- Highly Popular School Catchment
- No Forward Chain

This three bedroom detached home located in the sought after Middlethorpe Road area of Cleethorpes offers excellent potential and all the makings of a wonderful family home. Ideally positioned within close proximity to popular schools, local amenities, and just a short distance from the seafront, the property enjoys a prime location for family living. While the home does require complete refurbishment, it's generous footprint and flexible layout provide a great starting point for transformation, with scope to reconfigure the existing floorplan. Set on a good sized plot, the property enjoys a south facing rear garden, that not only provides superb outdoor space but also offers scope for landscaping or future extension (subject to the usual planning consents). The accommodation comprises; entrance porch, a welcoming entrance hall, downstairs cloak/WC, a spacious living room, kitchen, dining area, and sunroom. Upstairs are two well-proportioned double bedrooms, a third bedroom and a family bathroom. Viewing highly recommended... Offered for sale with no forward chain.



ENTRANCE HALL
10'4" x 7'0" (3.16 x 2.15)

CLOAKROOM
6'5" x 2'9" (1.96 x 0.85)

LIVING ROOM
25'0" x 15'0" (7.63 x 4.58)

KITCHEN
18'1" x 8'9" (5.53 x 2.68)

DINING AREA
12'0" x 8'10" (3.67 x 2.71)

SUN ROOM
11'10" x 6'0" (3.62 x 1.84)

BEDROOM 1
15'3" x 12'7" (4.67 x 3.86)

BEDROOM 2
13'4" x 11'6" (4.08 x 3.52)

BEDROOM 3
8'7" x 8'6" (2.63 x 2.60)

BATHROOM
6'9" x 5'6" (2.08 x 1.68)

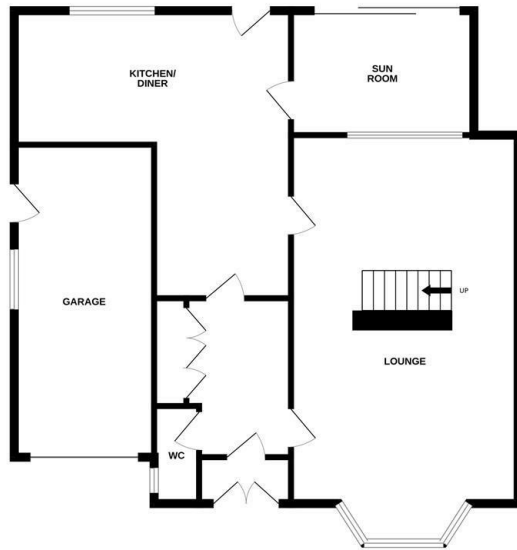
GARAGE
18'1" x 8'11" (5.53 x 2.73)

COUNCIL TAX BAND
D

TENURE
FREEDHOLD



GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.

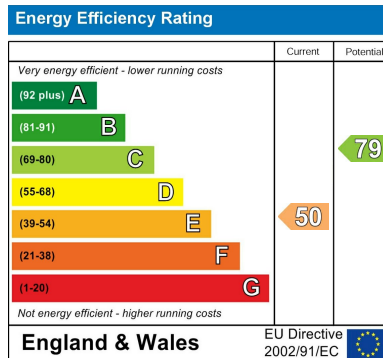


1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
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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

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