



Phelps Street, Cleethorpes, DN35 7AT

FOR SALE - £65,000

CanTERS

Chartered Surveyors

A Three Bedroom End Terrace House with garage found within this established residential area conveniently placed for local amenities and facilities found on Grimsby Road including local shops, convenient stores and Aldi supermarket and being not far from Sidney Park and having local schools nearby.

The accommodation briefly comprises: Hallway, Through Living Dining Room, Kitchen and Bathroom to the ground floor. To the first floor are Three Bedrooms. The property requires a scheme of repair and renewal although does benefit from a central heating system.

Porch	With Upvc part double glazed entrance door.
Hallway	With stairs leading to the first floor.
Through Living Dining	7.69m x 3.25m. With Upvc double glazed window to front and window to rear.
Kitchen	2.42m x 3.71m. Fitted with a range of white wall cupboards and base units having contrasting worktops incorporating a stainless steel sink unit. A double glazed window to side and a part double glazed Upvc door leads out to the exterior.
Bathroom	2.9m x 2.41m Fitted with a white panelled bath with mixer tap over, white pedestal wash hand basin and a separate low flush w.c. Part tiled walls with window to side and rear.
Landing	With Three Bedrooms off.
Bedroom 1	4.19m x 3.54m. With window to front.
Bedroom 2	4.02m x 2.55m. With window to rear.
Bedroom 3	3.7m x 2.46m. With window to rear.
Outside	With walled forecourt and an enclosed rear yard. Detached garage with up and over door.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	'A' NB: This can be reviewed by the Local Authority.
EPC Rating:	'D'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby / Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby Office.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 30/01/2025

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ADDITIONAL PHOTOS & PLANS



Through Living Dining



Through Living Dining



Kitchen



Bathroom



Bedroom 1



Bedroom 2

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ADDITIONAL PHOTOS & PLANS

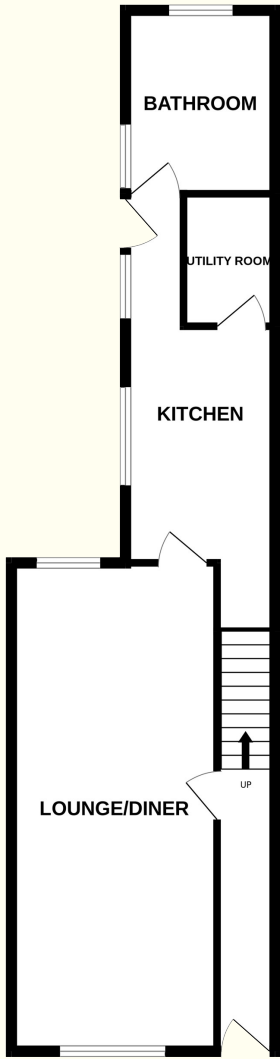


Bedroom 3



Garage

Ground Floor



First Floor

