



Montague Street, Cleethorpes, DN35 7AP

FOR SALE - £69,950

CanTERS

Chartered Surveyors

A Two Bedroom Mid Terrace House 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, Living Room, Dining Room, Kitchen and Bathroom to the ground floor. To the first floor are Two Bedrooms and separate wc. 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. Coving to the ceiling.
Living Room	2.93m x 3.34m plus bay. With Upvc window to front and doors leading to....
Dining Room	3.07m x 3.96m. With Upvc window to rear.
Kitchen	4.95m x 2.26m. Fitted with a range of wall cupboards and base units having contrasting worktops incorporating a stainless steel sink unit. A four ring gas hob with extractor over, oven and wall mounted boiler. Window to side aspect and a part double glazed Upvc door leads out to the exterior.
Bathroom	Fitted with a white panelled bath with mixer tap over, white pedestal wash hand basin and a walk in shower. Tiled walls and window to rear aspect. Separate low flush WC.
Landing	With Three Bedrooms off.
Bedroom 1	3.98m (max) x 3.37m. With window to front.
Bedroom 2	3.98m x 2.41m. With window to rear.
WC	3.50m x 2.23m. With low flush wc and wash hand basin. Window to rear.
Outside	With walled forecourt and an enclosed rear yard.
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.

Property Management and Lettings

If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk

Free Valuation Service

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: 11/11/2025

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ADDITIONAL PHOTOS & PLANS



Living Room



Dining Room



Kitchen



Bathroom



Bedroom 1



Bedroom 2

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WC



Rear Garden



Rear Elevation

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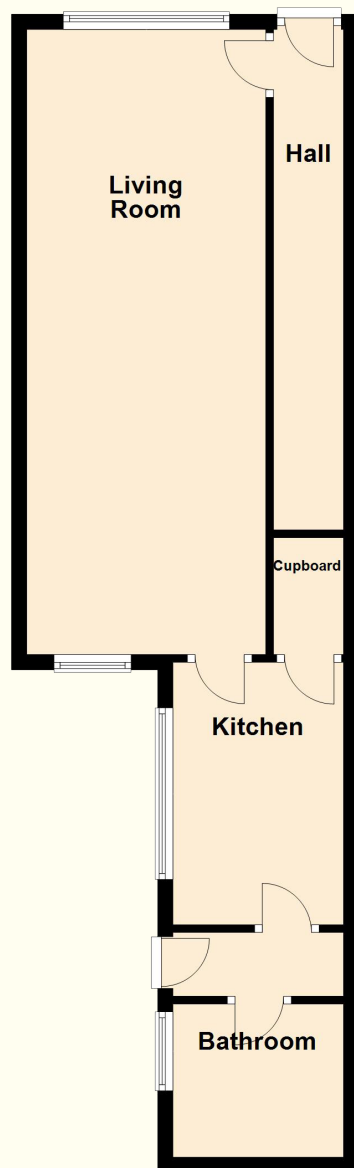
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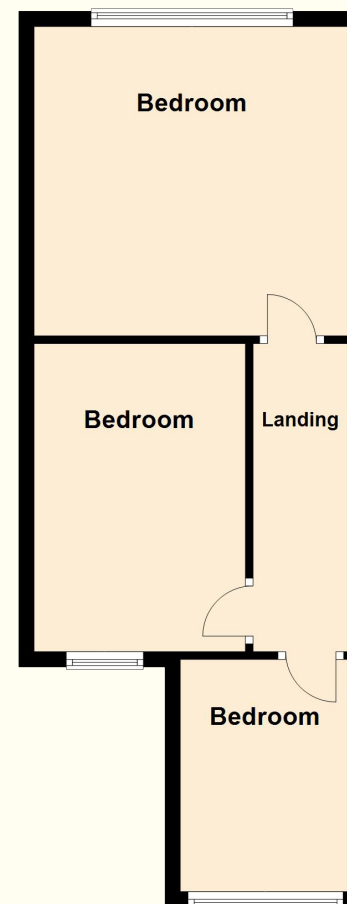
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ADDITIONAL PHOTOS & PLANS



Ground Floor



First Floor

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