

MARTIN MASLIN

34 COMBE STREET
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 7RF



Situated on Combe Street, just off Grimsby Road Cleethorpes, this mid-terrace house offers comfortable accommodation with the benefit of gas central heating and uPVC framed double glazing. It stands within lovely gardens which features quality sett paving and artificial grass and viewing is recommended. The layout of the accommodation has been altered upstairs to provide a very useful Toilet at first floor level and the property offers a little scope for cosmetic/decorative improvement. Comprising:- Entrance Hall, Sitting Room linked with the Living Room, Kitchen with walnut finish units and built-in appliances, Bathroom with a white suite, two Bedrooms, Hobby/Store Room and Toilet with w.c. and basin. Sensibly priced! EPC Rating - D

£93,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

With a central heating radiator and from where the staircase leads to the first floor.

SITTING ROOM

3.48m (11'5") x 2.97m (9'9")

Positioned at the front of the house and with a central heating radiator and a contemporary style electric fire. This room links in an open plan style to the Living Room making one large open space for dining and relaxing.

LIVING ROOM

3.78m (12'5") x 3.10m (10'2")

With an understairs cupboard, a central heating radiator and door opening to the Kitchen.

KITCHEN

3.91m (12'10") x 2.26m (7'5")

Comprehensively equipped with a range of walnut finish wall and base cabinets with dark grey worktops incorporating an inset ceramic sink. Built-in appliances comprise a Beko electric oven and a 4 ring electric hob with curved glass extractor canopy above. There is space for freestanding appliances and there is a wall mounted Ideal Logic gas boiler. Central heating radiator.

REAR ENTRANCE LOBBY

With a door leading outside.

BATHROOM

2.31m (7'7") x 2.21m (7'3")

A good size bathroom with a recess which could perhaps accommodate a shower if required. There is a white suite comprising a panel bath, a pedestal washbasin and a w.c. and there is a heated towel warmer.

FIRST FLOOR

LANDING

BEDROOM ONE

3.51m (11'6") x 3.96m (13'0")

A spacious bedroom extending across the full width of the house at the front and with a central heating radiator.

BEDROOM TWO

3.76m (12'4") x 2.44m (8'0")

With a central heating radiator.

HOBBY ROOM/STORE

2.51m (8'3") x 2.26m (7'5")

With a central heating radiator and a door opening to the Toilet.



SITTING ROOM



SITTING ROOM



LIVING ROOM



LIVING ROOM

TOILET

With a white suite comprising a w.c. and a high level basin. Central heating radiator.

OUTSIDE

To the front of the house there is an enclosed garden laid to artificial grass and sett paving and at the rear is a larger garden presented similarly. Within the rear garden there is a useful storage shed and a rectangular shrub bed with a timber surround. The boundaries are well fenced and there is a rear gate leading to a gated and locked passageway.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic gas combination boiler in the kitchen (installed in 2021) and the property has the benefit of uPVC framed double glazing. It falls within the catchment of North East Lincolnshire Council and is in Council Tax Band A. The tenure is Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A walkthrough video with commentary can be seen on Rightmove and our Martin Maslin website.

LOCATION AND AMENITIES

Combe Street links Grimsby Road and Brereton Avenue Cleethorpes and lies within walking distance of an excellent range of shopping facilities. Regular buses serve the general area and schools are within easy reach.



KITCHEN



KITCHEN



KITCHEN



BATHROOM



BATHROOM



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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