

MARTIN MASLIN

71 TIVERTON STREET
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 7PP



Found just off Grimsby road a well presented mid-terrace house ideally suited to a first time buyer or investor ready to move into. The property has been recently decorated with new carpets, fashionable laminate flooring and benefits from replacement uPVC double glazing and a Worcester Greenstar boiler installed January 2023. The accommodation features a spacious through Lounge Diner with feature alcoves, a central fire place and staircase to the first floor. There is large fitted Kitchen with space for free standing appliances whilst a rear lobby serves a well designed ground floor Bathroom featuring a corner bath and walk in separate shower. Upstairs are three generous Bedrooms each offering good sized family space. Outside, the home stands in manageable low maintenance gravel Gardens whilst enjoying a valuable South-facing rear aspect. Local shops schools and amenities are within a short walking distance. Viewing highly recommended.

Offers around
£88,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

Accommodation

FRONT DOOR

A smart uPVC double glazed Front door leads into a small Entrance Porch with further double glazed side window. The further part glazed original door leads directly into the Lounge through Diner.

LOUNGE / DINER

6.76m (22'2") x 3.84m (12'7")

A lovely open plan Modern Room featuring a fashionable laminate floor, feature arch way and open staircase to the first floor. The Lounge area tastefully is decorated with coving to the ceiling, complimentary dado rail and radiator. It has a central Adam style fire surround with conglomerate marbling laying half housing an inset gas fire.

DINING AREA

The Dining area provides space for table and chairs, it has built in storage cupboards, a radiator and a uPVC double glazed rear window.

KITCHEN

5.51m (18'1") x 2.34m (7'8")

A long and spacious Kitchen featuring a range of white base and wall mounted units. Contrasting work surfaces incorporate a one and a half bowl sink with mixer taps and tile splashback, there is a freestanding cooker with an overhead extractor fan, plumbing for an automatic washing machine and space for an under the counter fridge and two freezers. The Kitchen has two uPVC double glazed windows and a ceramic tiled floor flowing through into the Rear Lobby with a double glazed door onto the Garden.

BATHROOM

2.36m (7'9") x 2.31m (7'7")

A large and well designed Bathroom with walk in recessed shower cubicle. It has a white Suite comprising a close couple w.c. a pedestal wash handbasin and a corner panel bath. There is tiling to the dado height a radiator and a uPVC double glazed rear window.

FIRST FLOOR LANDING

Tastefully decorated with radiator and a Ranch style balustrade.

BEDROOM ONE

3.96m (13'0") x 3.48m (11'5")

A lovely sized Bedroom with coving to the ceiling, a radiator, and uPVC double glazed front window.

BEDROOM TWO

3.78m (12'5") x 2.36m (7'9")

Another good sized double Bedroom with radiator and uPVC double glazed rear window.



LOUNGE / DINER



DINING AREA



LOUNGE / DINER



KITCHEN

BEDROOM THREE

3.07m (10'1") x 2.44m (8'0")

The third Bedroom has fashionable laminate floor, radiator and a uPVC double glazed window.

GARDENS

The property has a small gravel Front Garden set behind a brick wall boundary. The Rear Garden enjoys a valuable South facing aspect designed for low maintenance with stone gravel, raised borders and timber shed. It has fencing to the perimeters and a side gate.

GENERAL INFORMATION

Mains, gas, waters, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms official website. Central heating comprises radiators detailed above connected to the Worcester bosh combination central heating boiler located in the Kitchen. The property has a benefit of a uPVC frame double glazing. It falls within the Jurisdiction of the North East Lincolnshire Council, and is in Council Tax Band A. The tenure is freehold subject to solicitors verification.

VIEWING

Viewing is strictly by appointment through the agents on Grimsby 311000 a video walk through tour with commentary can be seen on Rightmove and the Martin Maslin website.



BATHROOM



BATHROOM



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



GARDENS



GARDENS

25174

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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