



CLERKE STREET

CLEETHORPES

£74,950

le+**sand**
...property sales

Letsand...Property Sales are delighted to offer for sale this spacious terraced home on the edge of the coastal resort of Cleethorpes. Positioned just off the A180 which provides useful access to Cleethorpes Town Centre and seafront as well as the M180 and wider motorway network. The property requires some minor cosmetic improvements to fulfill its undoubted potential.

The uPVC double glazed and gas centrally heated accommodation briefly comprises; Entrance Lobby and Entrance Hall with radiator, Lounge with original coving to ceiling, Sitting/Dining Room with useful understairs cupboard, fitted Kitchen, Ground Floor Bathroom, 3 Bedrooms, Front Yard and Enclosed Rear Garden.

Call us on 01472 730048 to arrange your viewing.

Entrance Hall

With radiator and stairs to first floor.

Lounge - 10ft 11 x 9ft 6

With feature arched brick recess to chimney breast, original coving to ceiling, uPVC double glazed window to front and radiator.

Sitting/Dining Room - 12ft x 9ft 10

With uPVC double glazed window to rear, double radiator and useful understairs cupboard.

Kitchen - 10ft 1 x 7ft 4

With range of pine effect fitted units, gas cooker point, stainless steel sink unit and uPVC double glazed window to side.







Rear Lobby

With uPVC double glazed rear entry door.

Bathroom - 8ft 3 plus shower recess x 7ft 3

With white bathroom suite that comprises WC, washbasin and panelled bath, seperate walk in shower cubicle, double radiator, uPVC double glazed window to rear and built in cupboard that houses combi boiler.

Stairs off hallway to first floor landing and doors off to;

Bedroom 1 - 12ft 10 x 11ft 1

With uPVC double glazed window to front and radiator.

Bedroom 2 - 11ft 11 x 7ft 5

With uPVC double glazed window to rear and radiator.

Bedroom 3 - 9ft 8 x 7ft 6

With radiator and uPVC double glazed window to rear.

Outside

There is a small enclosed front yard and an enclosed rear garden with lawn and walls and fenced boundaries.

Tenure Freehold



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.