



## 29 Sidney Street Cleethorpes, North East Lincolnshire DN35 7NQ

**\*\* ATTENTION ALL INVESTORS \*\*** Offered for sale is this **TWO BEDROOM MID TERRACE PROPERTY** situated just off Grimsby Road, close to all local amenities and good motorway links to the Humber bank. The property has just under gone a government grant to install a warm air heat pump and solar panels. Benefitting from uPVC double glazing with the accommodation comprising of; Entrance hall, lounge, dining room, kitchen, bathroom (Ground floor) and to the first floor two double bedrooms. Rear yard. Viewing is highly recommended offered for sale with **NO FORWARD CHAIN**.

**Chain Free £55,000**

- **\*\* ATTENTION ALL INVESTORS \*\***
- **MID TERRACE PROPERTY**
- **WARM AIR HEAT SOURCE & SOLAR**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **BATHROOM (GROUND FLOOR)**
- **TWO BEDROOMS**
- **COURT YARD**
- **NO CHAIN**



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Accessed via a uPVC double glazed door.

### HALLWAY

Having carpeted flooring with carpeted stairs leading to the first floor. Radiator fitted.

### LOUNGE

11'5" x 9'8" (3.50 x 2.95)

To the front of the property with a uPVC double glazed window, carpeted flooring, radiator and wooden fire surround.



### DINING ROOM

11'9" x 9'6" (3.59 x 2.90)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



### KITCHEN

12'9" x 7'10" (3.90 x 2.40)

Benefitting from a range of wall and base units with contrasting work surfaces incorporating a stainless steel sink and drainer. Warm air tank housed in cupboard. uPVC double glazed window to the side aspect.



### INNER HALLWAY

Having tiled flooring, storage cupboard and glazed uPVC door to the side aspect.



## BATHROOM

7'9" x 5'5" (2.37 x 1.67)

Benefitting from a white piece suite comprising of; Bath, pedestal hand wash basin and low flush wc. Tiled flooring, radiator and uPVC double glazed window to the side aspect.



## FIRST FLOOR

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## FIRST FLOOR LANDING

Continued carpeted flooring, enclosed bannister and loft access to the ceiling.

## BEDROOM ONE

13'1" x 11'5" (4.00 x 3.50)

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

## BEDROOM TWO

12'2" x 9'2" (3.72 x 2.8)

Having a rear uPVC double glazed window, carpeted flooring and radiator.

## OUTSIDE

## YARD

Having a paved court yard.

## INFORMATION

The property has undergone a government grant to install a warm air heating system and solar panels.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - B

## TENURE - FREEHOLD

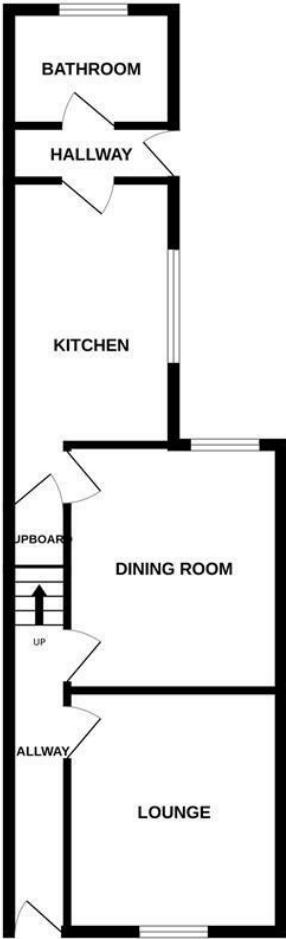
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## VIEWING ARRANGEMENTS

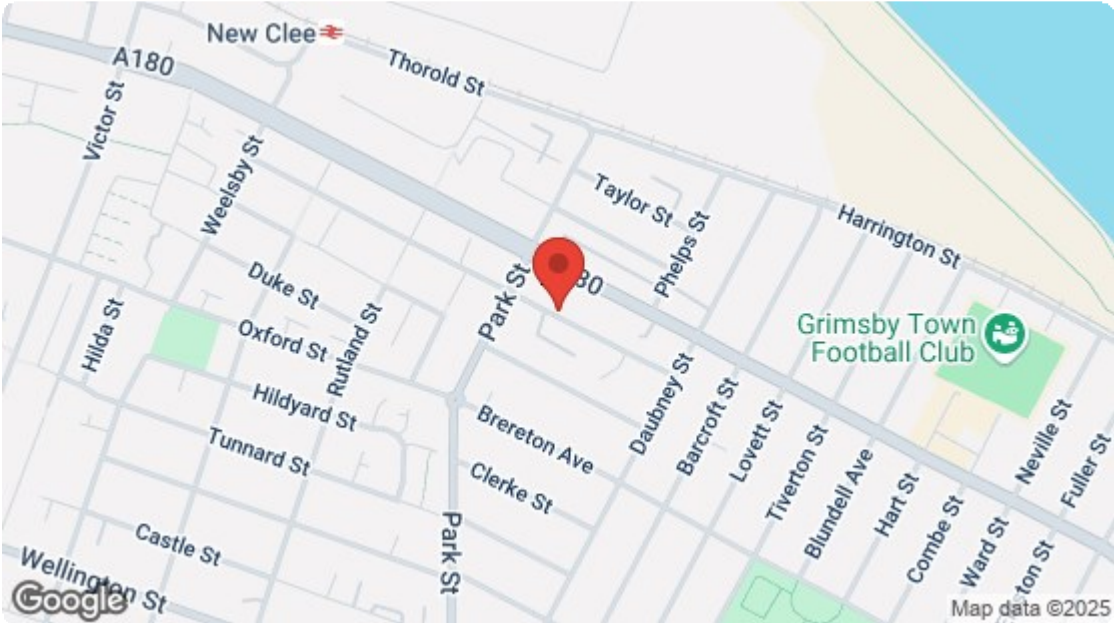
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.