



## 23 Bark Street Cleethorpes, North East Lincolnshire DN35 8RD

Located just a short stroll from the SEA FRONT, this beautifully presented THREE BEDROOM MID-TERRACE HOUSE offers stylish living with a vibrant and unique interior. Thoughtfully decorated with bold, modern colours and finished with elegant plantation shutters, the property combines character with comfort throughout. The accommodation includes a welcoming dining room with feature fireplace, a cosy sitting room, a well-planned fitted kitchen, ground shower room, and three generously sized bedrooms. To the rear, the SOUTH-FACING garden provides a low-maintenance space ideal for relaxing or entertaining. Further benefits include gas central heating and double glazing. This home is perfect for buyers seeking a property with both charm and individuality, close to the sea front and local amenities. viewing is highly recommended.

**Open To Offers £140,000**

- CENTRAL CLEETHORPES LOCATION
- THREE BEDROOM MID TERRACE PROEPTY
- TWO RECEPTION ROOMS
- KITCHEN
- GROUND FLOOR SHOWER ROOM
- PLANTATION SHUTTERS
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- REAR GARDEN
- NO FORWARD CHAIN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a uPVC door into the first reception room.

### FRONT RECEPTION ROOM

13'1" x 11'2" (4.00 x 3.41)

The first reception room has an attractive feature period style fireplace with tiled hearth with open fire, wood effect laminate flooring, radiator and uPVC double glazed window to the front aspect with modern white plantation shutters.



### FRONT RECEPTION ROOM



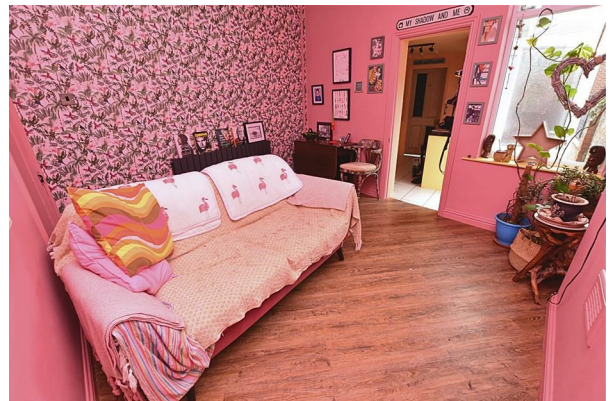
### INNER HALLWAY

Having wood effect laminate flooring with wooden stairs leading to the first floor.

### SECOND RECEPTION ROOM

12'10" x 11'1" (3.92 x 3.40)

The second reception room has continued wood effect laminate flooring, radiator and original fitted period style cupboard with drawers underneath to the alcove and further storage from the large walk in cupboard. uPVC double glazed window to the rear aspect.



SECOND RECEPTION ROOM



SECOND RECEPTION ROOM



KITCHEN

10'0" x 8'0" (3.07 x 2.45)

The kitchen benefits from a range of hand painted base units with contrasting work surfaces and decorative tiled splash backs and incorporates a stainless steel sink and drainer, gas hob with electric fan assisted oven beneath and ample space for further appliances. Finished with tiled flooring, modern shelving, wall mounted boiler and uPVC double glazed window and side access door over looking the garden.



KITCHEN



## KITCHEN



## SHOWER ROOM

7'10" x 4'10" (2.40 x 1.48)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with rainfall head and glazed screen, white commination providing ample storage and housing the hand wash basin and low flush wc with hidden cistern. Finished with tiled flooring, Aqua panelled walls, heated towel rail and uPVC double glazed window to the rear.

## FIRST FLOOR

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## FIRST FLOOR LANDING

The split level landing has exposed painted wooden floor boards with a step up to the carpeted hallway and loft access to the ceiling.

## BEDROOM ONE

16'10" x 11'1" (5.14 x 3.39)

The master bedroom is the largest of the three and has carpeted flooring, radiator and uPVC double glazed window to the rear with modern white plantation shutters fitted.

## BEDROOM ONE

## BEDROOM TWO

9'8" x 7'8" (2.97 x 2.34)

The second double bedroom has a uPVC double glazed window to the front aspect with white plantation shutters fitted, carpeted flooring and radiator.

## BEDROOM THREE

14'1" x 7'1" (4.31 x 2.18)

The third bedroom again has a uPVC double glazed window to the front aspect with white plantation shutters, carpeted flooring and radiator.

## OUTSIDE

## THE GARDEN

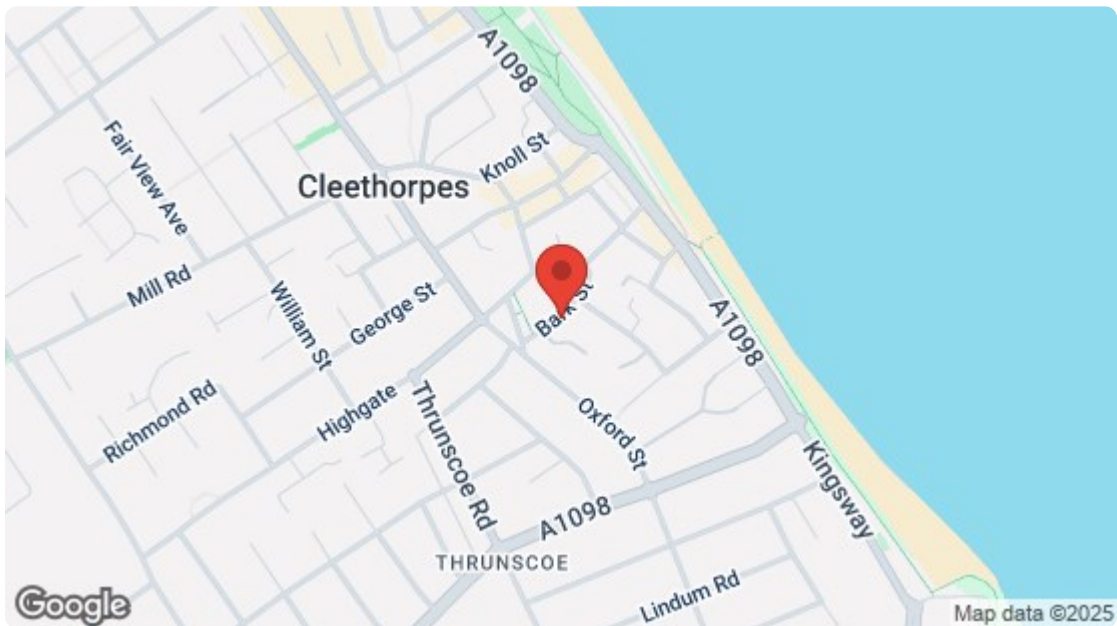
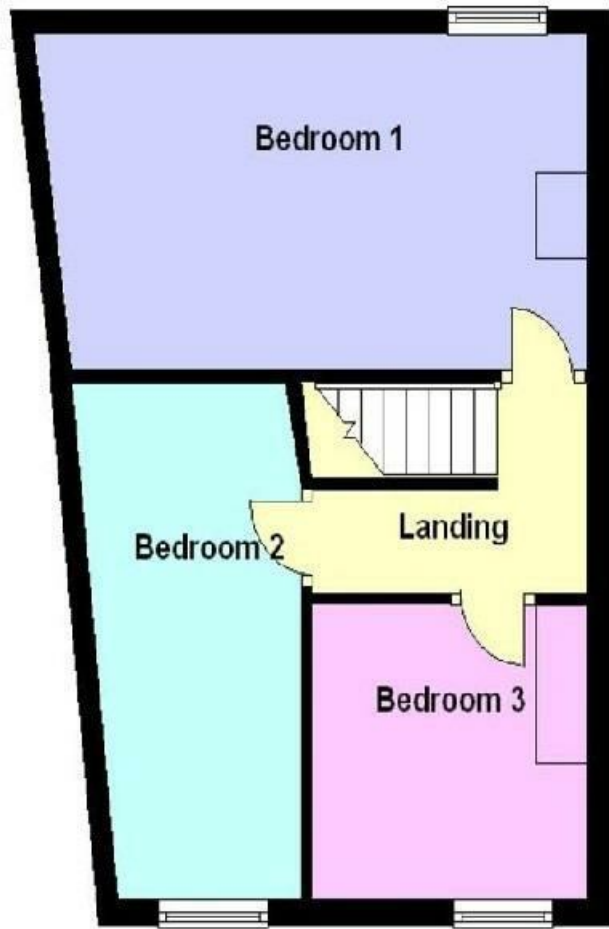
The southerly facing rear garden is of low maintenance with walled and fenced boundaries with a rear wooden access gate leading to the secure passage way. The garden is ideal for lazy summer afternoons.

## REAR VIEW OF PROPERTY

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -



| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>85</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                | <b>63</b> |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| <b>England &amp; Wales</b> 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) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| <b>England &amp; Wales</b> 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.