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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Lestrange Street

Cleethorpes
DN35 7HQ

£160,000

Early viewing is advised on this three bedroom semi-detached house found within this established residential location a short distance from the beach and the main shopping areas. Currently tenanted with the present tenant paying £550pcm, the property could possibly attract an investor client looking for a long term client with the present occupant showing a keen interest on staying, or for the private purchaser the property can be bought with vacant possession. Benefitting from uPVC double glazing and gas central heating the property briefly comprises entrance hallway, lounge, dining room, kitchen, wet room, landing, three bedrooms and a bathroom. Front, side and rear gardens.

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Entrance Hallway

uPVC double glazed entry door to the side elevation with adjoining and overhead glazed panel. Coving to the ceiling and dado rail to the walls. Dog leg staircase leading to the first floor. Walk in storage cupboard/pantry with uPVC double glazed window to the side elevation.

Lounge

12' 9" x 14' 11" (3.877m x 4.540m)
uPVC double glazed bay window to the front elevation. Coving to the ceiling and dado rail to the walls. Two central heating radiators.

Dining Room

13' 0" x 12' 0" (3.970m x 3.648m)
uPVC double glazed bay window to the side elevation. Coving to the ceiling and dado rail to the walls. Living fame gas fire with surround.

Kitchen

14' 11" x 11' 11" (4.558m x 3.631m)
uPVC double glazed windows to the rear and side elevations. uPVC double glazed entry door to the side elevation. Equipped with a range of wal, and base units with roll edged work surfacing with tiled splashback and inset sink and drainer. Integrated oven and four ring gas hob. Plumbing for a washing machine and dishwasher. Two central heating radiators.

Wet Room

5' 1" x 4' 1" (1.543m x 1.248m)
uPVC double glazed window to the rear and side elevations. Fitted with a close coupled w.c, corner wash hand basin and shower area. Tiling to the walls and floor surfaces. Chrome effect central heating radiator.

First Floor Landing

Offering fitted storage cupboard.

Bedroom One

11' 5" x 14' 10" (3.491m x 4.521m)
uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

Bedroom Two

10' 8" x 9' 3" (3.246m x 2.808m)
uPVC double glazed window to the side elevation. Central heating radiator.

Bathroom

6' 1" x 8' 3" (1.866m x 2.515m)
Offering uPVC double glazed window to the side elevation and fitted with a close coupled w.c, vanity wash hand basin and panelled bath with shower fitment. Tiling to the walls. Chrome effect central heating radiator.

Bedroom Three

13' 11" x 12' 0" (4.252m x 3.650m)

uPVC double glazed window. Central heating radiator.

Outside

The property has gardens to three aspects with the rear garden also having a brick store and could create the possibility for off road parking.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

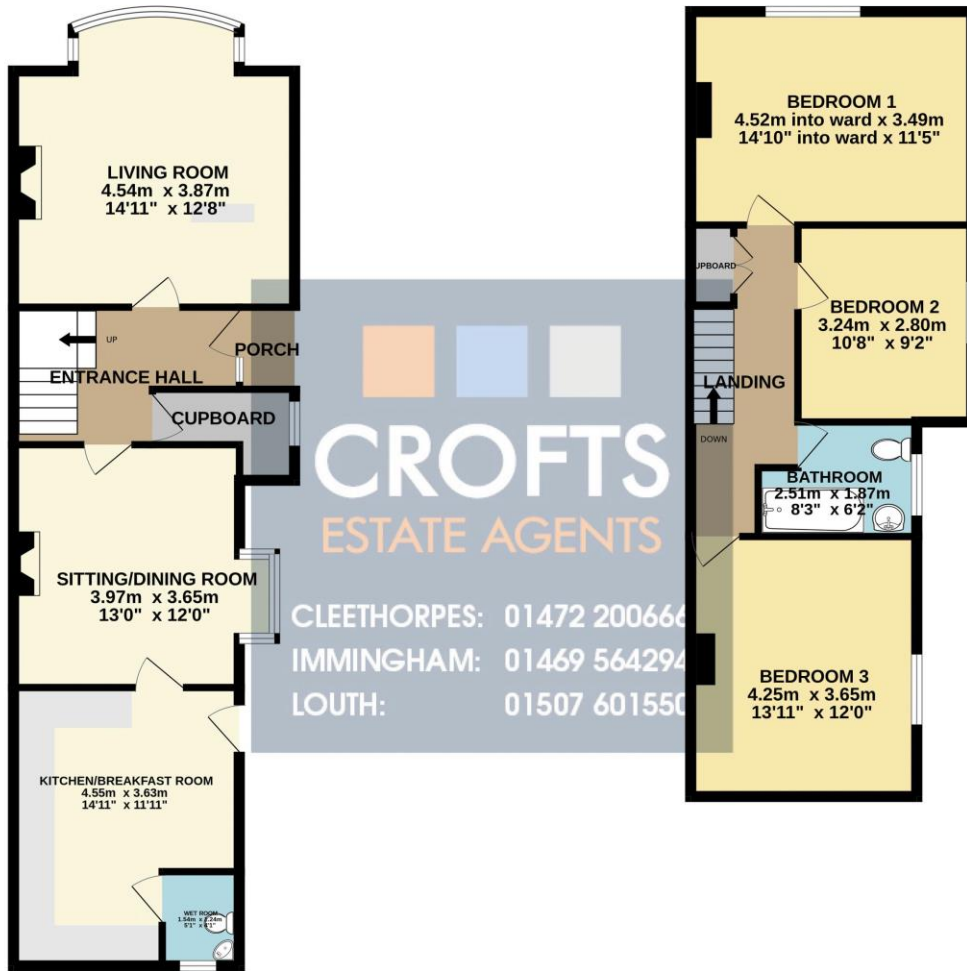
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
61.5 sq.m. (662 sq.ft.) approx.

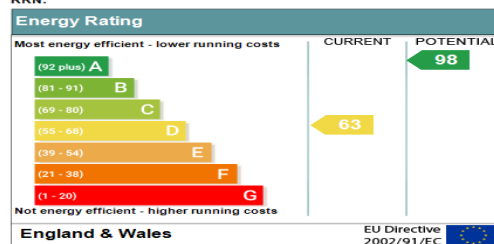
1ST FLOOR
52.2 sq.m. (561 sq.ft.) approx.



TOTAL FLOOR AREA: 113.7 sq.m. (1224 sq.ft.) approx.

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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Address: 16 Lestrangle Street, CLEETHORPES, DN35 7HQ
RRN:



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