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



Bentley Street

Cleethorpes
DN35 8DL

£145,000

Deceptively Spacious Four-Bedroom Mid-Terrace This four-bedroom mid-terrace house offers a fantastic opportunity for first-time buyers, second-time buyers, or investors looking for a rental property. With its clever layout, this property feels surprisingly spacious, making it an ideal choice for those looking to upsize or start their property journey. The accommodation includes an entrance hall, office area, lounge, dining room, kitchen breakfast room, and three double bedrooms on the first floor, along with a family bathroom and separate shower room. The property's exterior benefits from low-maintenance front and rear gardens, with the added bonus of a south-facing rear garden perfect for alfresco dining or relaxation. This property has been successfully used as an Airbnb, offering a good return on investment, making it an attractive option for buy-to-let investors. With its excellent location and ample space, this property is sure to appeal to a wide range of

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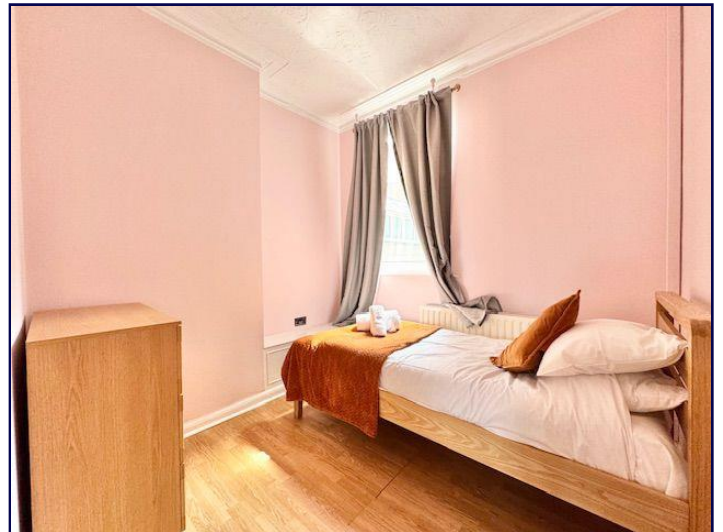
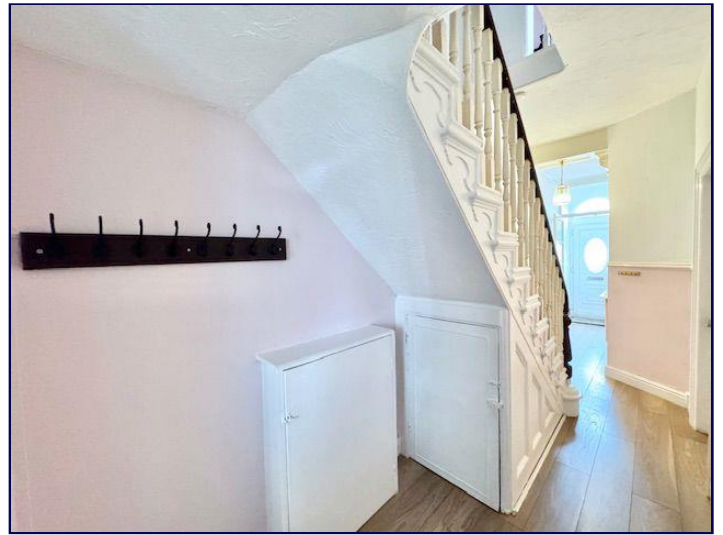
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Entrance porch

3' 1" x 3' 2" (0.95m x 0.97m)

With uPVC frosted door to the front, Minton tiled floor, half wood panel walls with dado rail and white decor over.

Entrance hall

With frosted wood door from porch the entrance hall has wood laminate flooring, pink and white decor with dado rail and original coving. The entrance hall also has pendant light and radiator.

Lounge

13' 3" x 11' 3" (4.03m x 3.42m)

The lounge has cream and green decor to original coving and dado rail. The room has wood laminate flooring, floating uPVC bay to the front, radiator, pendant light, two wall lights, white fireplace with marble inset and hearth and gas fire.

Study

5' 2" x 9' 3" (1.57m x 2.81m)

Open plan to the lounge area, the study area has wood laminate flooring with matching decor and coving to the lounge.

Dining room

16' 10" x 9' 0" (5.12m x 2.75m)

A large dining room has laminate flooring, cream decor, uPVC window, white fire surround with marble inset and hearth and gas fire, radiator and pendant light.

Breakfast kitchen

15' 11" x 8' 11" (4.84m x 2.73m)

The kitchen has grey painted wall and base units to there sides with cream work tops, white tiled splash backs and grey one and a half sink drainer over. The room has a grey tiled floor, two uPVC windows, uPVC frosted door, grey decor, radiator, space for gas cooker, tall fridge freezer, dishwasher and washing machine. The room has fixed extractor, blinds to the windows and space for a small dining table and chairs.

Bedroom Four

8' 4" x 9' 5" (2.53m x 2.87m)

An extra bedroom to the ground floor can be flexible in its use and has uPVC window to the rear, wood laminate flooring, pink and green decor, radiator and pendant light.

Stairs and landing

An original spindled stairs case leads to a split landing with stairs to front and back. The area has carpet, neutral decor, pendant light and loft access.

Bedroom One

13' 3" x 14' 11" (4.03m x 4.55m)

A large double bedroom to the front of the house has wood laminate flooring, green and pink decor, pendant light, radiator and uPVC window to the front.

Bedroom Two

13' 3" x 9' 3" (4.05m x 2.81m)

With pink and green decor, wood laminate floor, radiator, uPVC window and pendant light.

Bedroom Three

11' 0" x 9' 0" (3.35m x 2.75m)

Pink and green decor, wood laminate, uPVC window, pendant light and radiator.

Shower room

5' 5" x 5' 8" (1.65m x 1.72m)

With enclosed shower, white WC and sink, fully tiled white and grey walls, frosted uPVC window, grey tile effect vinyl and ceiling light.

Family Bathroom

10' 10" x 5' 7" (3.29m x 1.71m)

A large family bathroom has three piece white suite with shower over bath and glass shower screen, grey tile effect vinyl floor, white splash back tiling, frosted uPVC window, ceiling light and radiator.

Rear garden

A low maintenance fully slabbed south facing rear garden has walled boundaries and timber gate to the rear

Front garden

With wall and iron rail boundary, iron gate, path to door and gravel garden with established tree.

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

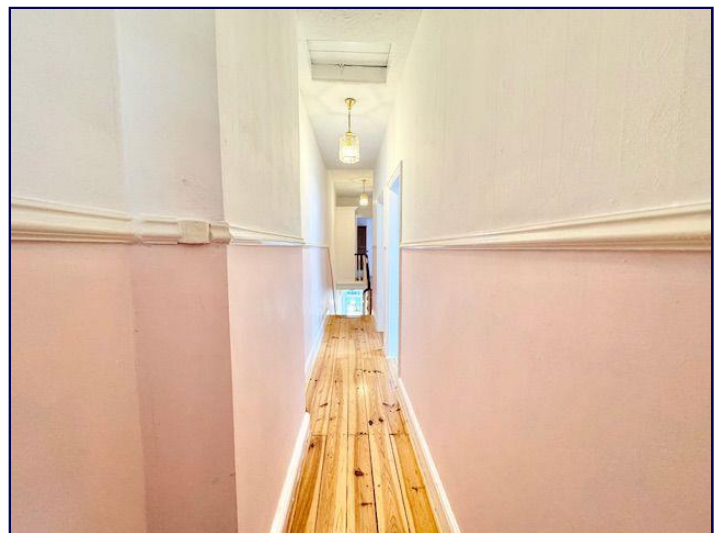
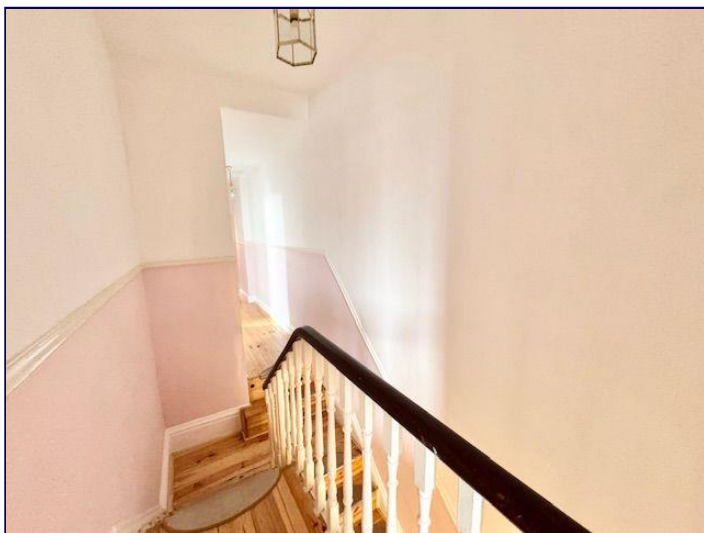
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

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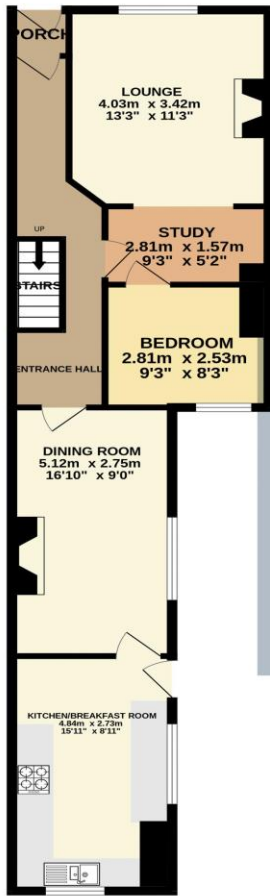
Property Management

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.



GROUND FLOOR
60.8 sq.m. (654 sq.ft.) approx.

1ST FLOOR
57.1 sq.m. (615 sq.ft.) approx.



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TOTAL FLOOR AREA : 117.9 sq.m. (1269 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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