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



**11 Westfield Grove
Cleethorpes
DN35 8EL**

**Auction Guide Price
£105,000**

Charming Mid-Terrace Gem Awaits Your Touch! This extended three-bedroom mid-terrace house is perfectly positioned just a short walk from Cleethorpes' amenities, transport links, and stunning promenade. With a little TLC, this property can be restored to its former glory, offering a fantastic opportunity for buyers looking for a project. The accommodation includes a small entrance hall, large lounge, kitchen breakfast room, and conservatory extension, providing ample space for family living. The ground floor bathroom adds convenience, while the three good-sized bedrooms on the first floor, two of which are doubles, offer plenty of space for growing families. The large rear garden enjoys a sunny aspect, perfect for outdoor entertaining, and the open-fronted driveway allows parking for two cars. With NO FORWARD CHAIN and VACANT POSSESSION, this property is available for immediate purchase. Whether you're a buyer looking for a fixer-upper or an investor seeking a rental opportunity, this property has potential. Don't miss out – contact us today to arrange a viewing and start your renovation journey!

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Entrance Hall

5' 10" x 5' 7" (1.79m x 1.69m)

A small entrance hall has uPVC frosted front door, grey decor with feature wall with dado rail. The area has grey wood effect vinyl floor, ceiling rose and pendant light.

Lounge

12' 4" x 15' 1" (3.75m x 4.61m)

A large reception room with grey decor with feature wall, brown carpet, uPVC French doors to the garden, ceiling rose with pendant light and radiator.

Kitchen breakfast

19' 3" x 9' 5" (5.87m x 2.88m)

With white wall and base units with wood effect work tops and stainless sink drainer over, white splash back tiling, wood effect vinyl flooring, two uPVC windows to the front with blinds, white decor to coving, oven grill at waist level, gas hob and extractor over, space for dining table and chairs and ceiling light. An open arch leads to the lounge with door out to the conservatory.

Conservatory

8' 5" x 15' 5" (2.56m x 4.70m)

A good sized conservatory extension has brick base with uPVC windows and blinds over plus frosted roof and single door to rear garden. The room has wood effect vinyl flooring, radiator and wall light.

Family Bathroom

6' 0" x 5' 9" (1.82m x 1.75m)

A ground floor bathroom has three piece white suite with grey tiled splash backs and grey tiled floor, frosted uPVC window and black towel radiator and ceiling light.

Stairs and landing

With grey and cream decor to coving and dado rail with feature wall, grey carpet, uPVC frosted window with vertical blinds and two ceiling roses with pendant lights.

Bedroom One

10' 11" x 13' 10" (3.32m x 4.22m)

with grey carpet, neutral decor, uPVC window to the rear, radiator and ceiling rose with pendant light.

Bedroom Two

12' 2" x 11' 6" (3.72m x 3.51m)

With white decor, brown carpet, pendant lights, radiator and uPVC window to the rear with blinds.

Bedroom Three

7' 6" x 9' 9" (2.28m x 2.96m)

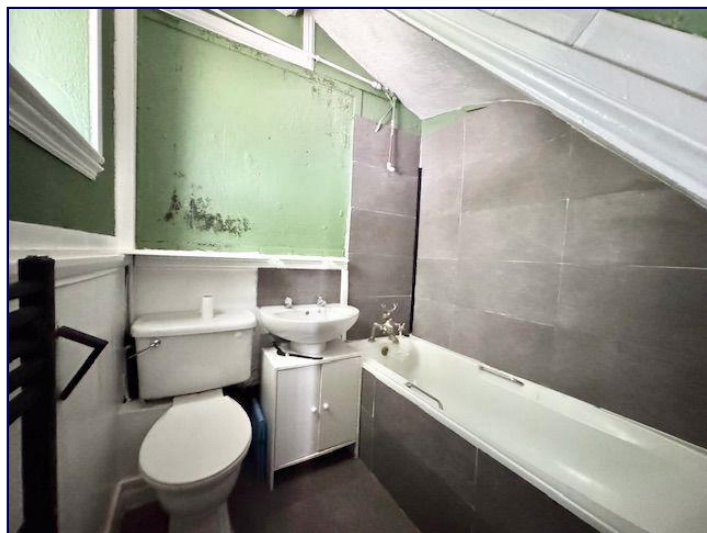
A smaller single bedroom with wood laminate flooring, white decor with feature walls, uPVC window, radiator and pendant light.

Front garden and parking

The front as an open fronted driveway for two vehicles on a block paved and concrete surface. There are raised brick borders with a mature tree with fence and brick walls to the sides and alleyway access to the rear garden.

Rear garden

A large southerly facing rear garden has various hardstanding and block paved areas to the garden with block paved and concrete paths joining them. There is tall timber fencing to the boundaries with gated access back to the front of the house.



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.

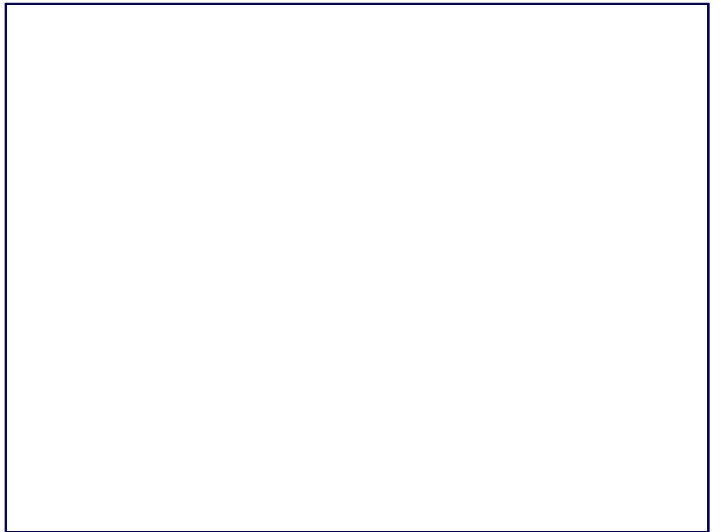
Viewings

Please contact the relevant marketing office and 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



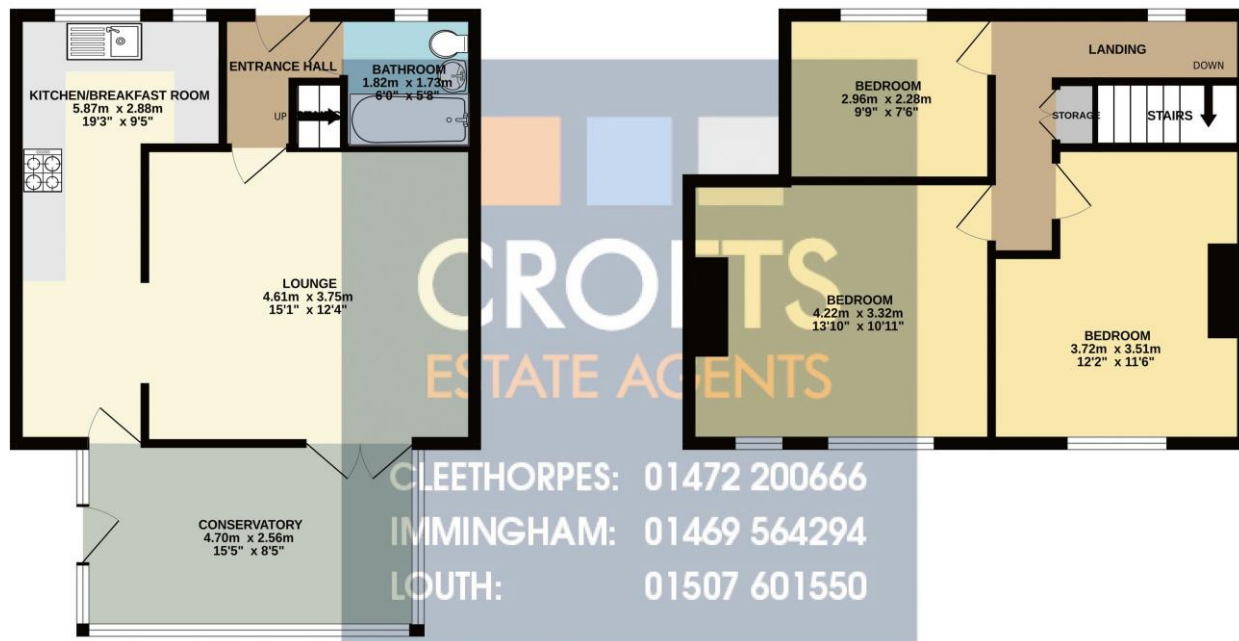


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
49.6 sq.m. (534 sq.ft.) approx.

1ST FLOOR
41.3 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA: 91.0 sq.m. (979 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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