



**Clerke Street  
Cleethorpes, DN35 7NE**

**Guide Price £95,000**

**Gao**  
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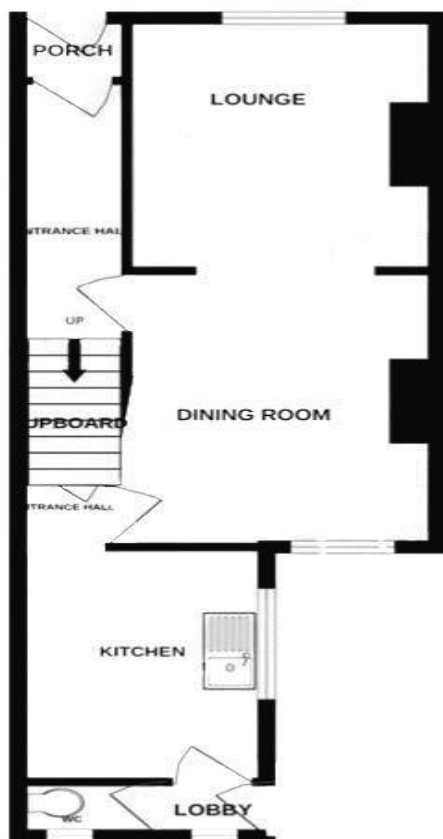


## MAIN FEATURES:

- Well Presented Mid Terrace House
- Fitted Kitchen
- Good Size Lounge/Diner
- Two Double Bedrooms & Family Bathroom/WC
- Rear Garden

Located on the ever-popular Clerke Street, this well presented mid-terrace house offers an excellent opportunity for first-time buyers, investors or those seeking a comfortable coastal home. The property boasts a fitted kitchen with ample storage and workspace, ideal for everyday living. To the ground floor is a good size lounge/diner, providing a versatile and welcoming space for relaxing or entertaining. Upstairs, the home features two generous double bedrooms along with a modern family bathroom/WC, offering practical and well-proportioned accommodation throughout. Externally, there is a rear garden, perfect for enjoying warmer months, outdoor dining or low-maintenance gardening.

Clerke Street is ideally situated within Cleethorpes, an area well known for its friendly community, attractive seafront and excellent local amenities. Residents benefit from easy access to shops, cafés, schools and public transport links, with Cleethorpes town centre and promenade just a short distance away. The nearby beach and green spaces provide wonderful opportunities for leisure, walks and family activities, while road links connect easily to Grimsby and surrounding areas. This appealing home combines location, space and presentation, making it a property well worth viewing.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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