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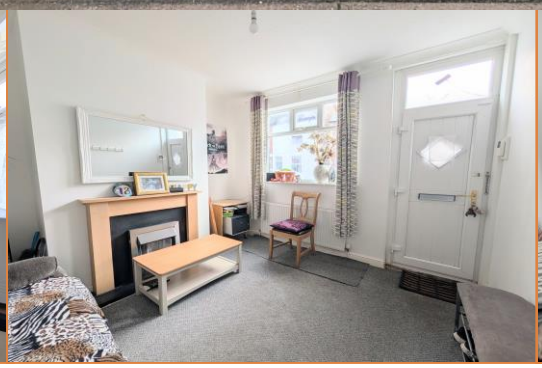
CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
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Bark Street

Cleethorpes
DN35 8RD

Offers in the Region Of £125,000

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Property Introduction
Bark Street, Cleethorpes Crofts Estate Agents are delighted to bring to the market this spacious and beautifully presented two-bedroom mid-terrace home, ideally situated just a short stroll from Cleethorpes seafront and its wide range of amenities. Offering modern accommodation throughout, this property is perfectly suited to first-time buyers, young families, or those seeking a home close to the coast. The well-maintained accommodation briefly comprises a welcoming lounge, separate dining room, modern fitted kitchen, and stylish shower room to the ground floor. Upstairs, there are two generously sized double bedrooms, providing comfortable and versatile living space. Externally, the property benefits from a low-maintenance rear garden, making it ideal for those looking to enjoy outdoor space without the burden of extensive upkeep. Further advantages include uPVC double glazing and gas central heating, ensuring year-round comfort and efficiency. Conveniently positioned within easy reach of local shops, schools, transport links, and the many attractions of Cleethorpes seafront, this attractive home offers a fantastic opportunity for a variety of purchasers. Early viewing is highly recommended to fully appreciate the quality, space, and excellent location that this property has to offer.

Lounge
10' 11" x 11' 2" (3.33m x 3.40m)
The lounge has a window and door to the front elevation, a radiator and a carpeted floor.

Inner Hall
With a carpeted floor and access to the stairs.

Dining Room
10' 11" x 11' 2" (3.32m x 3.41m)
The dining room has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Kitchen
13' 6" x 6' 9" (4.12m x 2.07m)
The kitchen has a window and door to the side elevation, fully tiled walls, a radiator and vinyl flooring. There is also a modern fitted kitchen with a sink and drainer, plumbing for washing machine and an electric oven and hob with an extractor over.

Shower Room
6' 2" x 6' 2" (1.87m x 1.87m)
The shower room has an opaque window to the side elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a WC, vanity basin and shower cubicle with a mains shower.

Stairs
Carpeted stairs lead to the first floor.

Bedroom One
11' 2" x 10' 10" (3.41m x 3.31m)
Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Two
11' 2" x 10' 11" (3.40m x 3.33m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Rear Garden
Enclosed by perimeter walls/fencing is this tidy courtyard style garden, ideal for relaxing in the sun. There is also a gate to a rear passage.

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.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

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

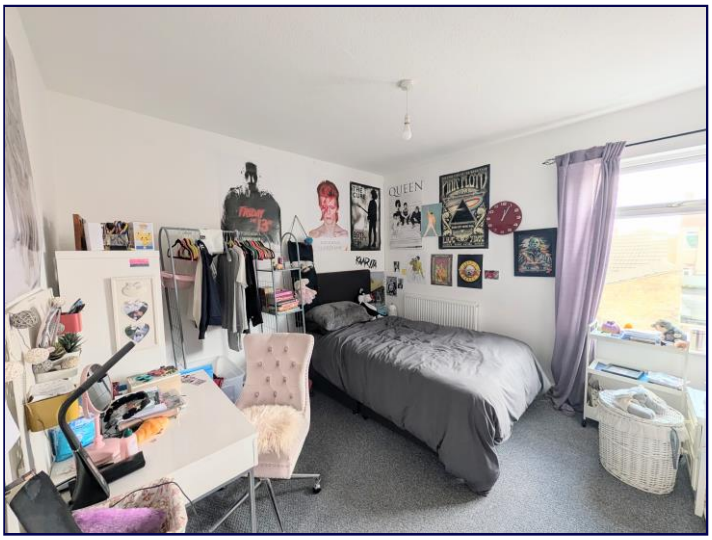
Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.

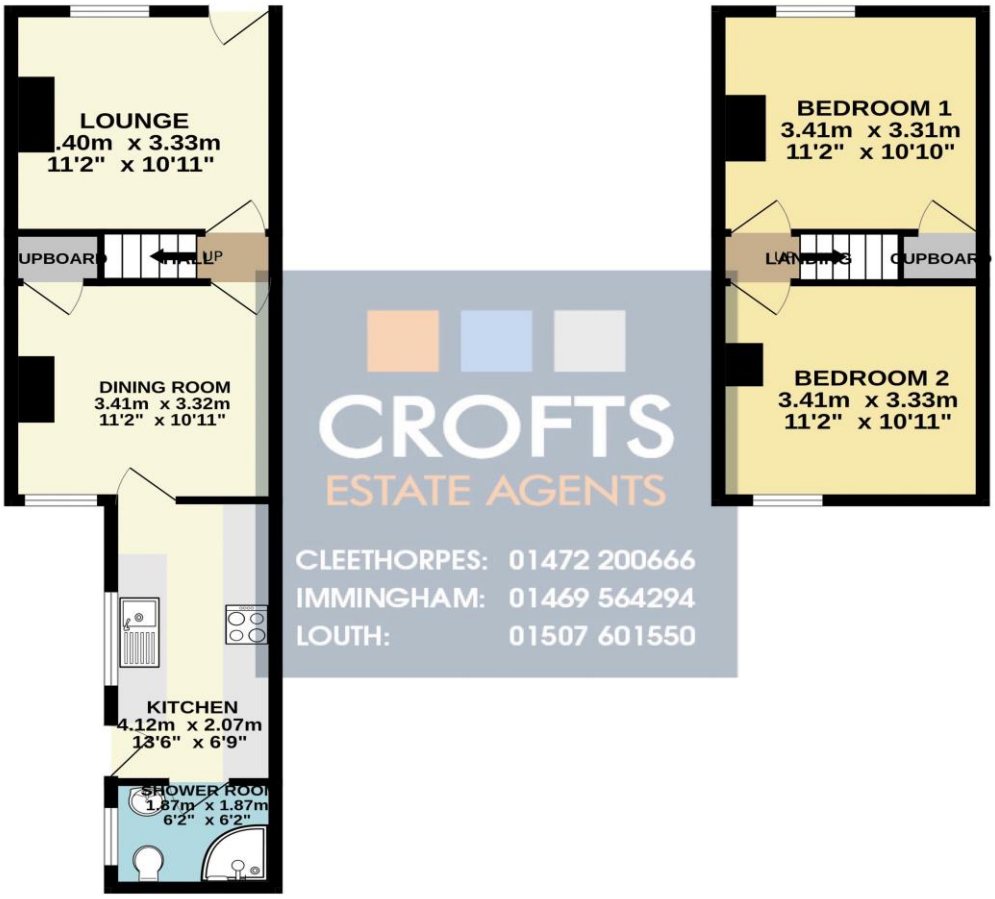
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





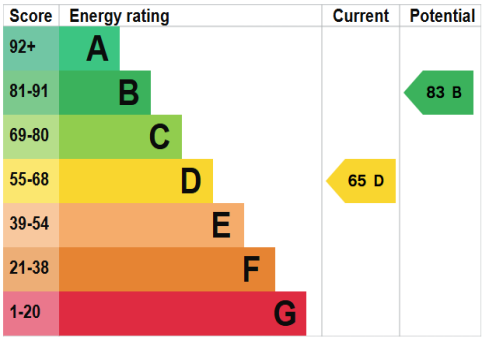
GROUND FLOOR
35.9 sq.m. (387 sq.ft.) approx.

1ST FLOOR
23.9 sq.m. (257 sq.ft.) approx.



TOTAL FLOOR AREA : 59.8 sq.m. (644 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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MS/SEQ/8768/08.26