



**13 Douglas Road, Cleethorpes, DN35 7JQ**  
**£98,000**

## Key Features:

- Two Bedroom Mid Terrace Home
- Well Maintained Accommodation
- Two Reception Rooms
- First Floor Bathroom & Downstairs WC
- Well Placed for Amenities and the Seafront
- Low Maintenance Gardens
- No Forward Chain

Positioned within easy reach of the seafront, this well maintained two bedroom mid terrace home offers comfortable, well-balanced living in a convenient setting.

The accommodation offers a traditional layout, including a bay fronted lounge to the front and a separate sitting/dining room at the rear, providing versatile space. The kitchen sits beyond, with access to a ground floor cloak/WC.

To the first floor are two double bedrooms and a bathroom, with the main bedroom featuring an extensive range of fitted wardrobes, adding valuable built-in storage. The property also benefits from a newly installed gas central heating boiler.

Set within a quiet cul de sac, the property enjoys a low maintenance rear courtyard garden - a practical and manageable outdoor space.

Offered for sale with no forward chain, the property presents a straightforward opportunity for buyers looking for a well-kept home close to the coast.



## LOUNGE

12'5" x 12'5" (3.80 x 3.79)

A bay fronted lounge, featuring a limestone fireplace with inset electric fire.

## SITTING/DINING ROOM

12'5" x 11'10" (3.80 x 3.62)

A versatile rear facing room, with a fireplace incorporating a gas fire, marble back and hearth.

## KITCHEN

11'1" x 7'8" (3.40 x 2.40)

Comprising a range of wall and base units, worktops with inset resin sink, built-in electric oven and hob, plumbing for a washing machine/dishwasher, and space for additional appliances.

## CLOAKROOM/WC

4'3" x 2'10" (1.30 x 0.88)

Located off the rear entrance porch, fitted with a WC and hand basin. Also housing the gas central heating boiler (Baxi combination boiler installed December 2025).

## FIRST FLOOR LANDING

With loft access via a drop-down ladder, providing excellent storage space.

## BEDROOM 1

12'4" x 11'1" (3.77 x 3.39)

Front aspect main bedroom, fitted with a large range of quality built-in wardrobes/storage.

## BEDROOM 2

11'6" x 8'6" (3.51 x 2.61)

Rear aspect double bedroom with a built-in storage cupboard.

## BATHROOM

7'0" x 5'4" (2.15 x 1.64)

Fitted with a pedestal basin, WC, and bath with electric shower over.

## TENURE

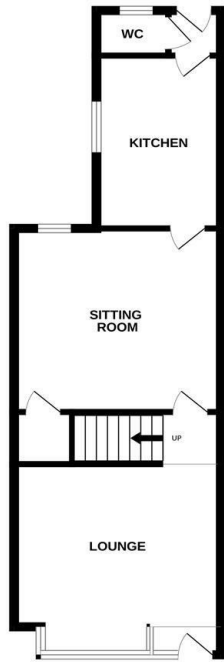
FREEHOLD

## COUNCIL TAX BAND

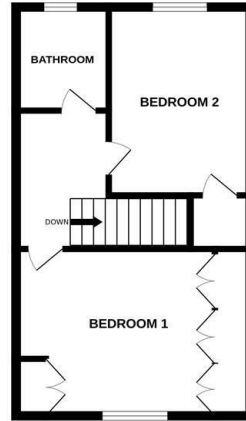
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GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.

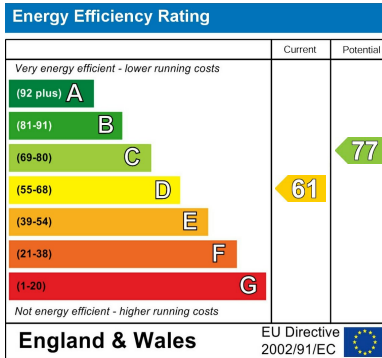


1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) 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 on 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. Made with Metacore C2008.



### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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