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



Elliston Street

Cleethorpes
DN35 7HS

Offers in the Region Of £79,950

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Property Introduction

Offered for sale with no forward chain, this traditional mid-terrace property presents an excellent opportunity for buyers looking to renovate and add value. Situated in a popular residential area of Cleethorpes, the property is ideally suited to investors, first-time buyers seeking a project, or anyone wishing to create a home to their own specification. Requiring a scheme of updating throughout, the property offers well-proportioned accommodation with plenty of potential. The ground floor comprises a welcoming lounge to the front, leading through to a separate dining room, providing an ideal space for family living and entertaining. To the rear is the kitchen, together with a useful ground floor WC and a sun room overlooking the rear garden, offering additional reception space with scope for further improvement. To the first floor are two good-sized bedrooms and a family bathroom. Subject to the necessary updating, the accommodation provides an excellent foundation for a comfortable home. Externally, the property benefits from gardens to both the front and rear. The enclosed rear garden offers plenty of potential for landscaping and creating an attractive outdoor space, while the front garden enhances the property's kerb appeal. With its convenient location close to local amenities, schools and transport links, together with the nearby seafront and the many attractions of Cleethorpes, this property represents an exciting refurbishment opportunity. Offering generous accommodation and the chance to significantly improve and personalise the home, early viewing is highly recommended to appreciate the potential on offer.

Entrance Hall

Entering the property reveals the stairs which lead up to the first floor landing.

Lounge

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Dining Room

The dining room has a window to the rear elevation, a radiator and laminate flooring.

Kitchen

The kitchen has a window to the side elevation and fitted units with a sink and drainer.

WC

With an opaque window to the side elevation, vinyl flooring and a WC and basin.

Sun room

With dual aspect windows to the rear and side elevation, doors to the rear and vinyl flooring.

Bedroom One

Bedroom one has a window to the front elevation, a radiator and laminate flooring.

Bedroom Two

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bathroom

The bathroom has an opaque window to the rear elevation and a three piece suite with a WC, basin and a bath.

Outside

With gardens to the front and rear.

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>

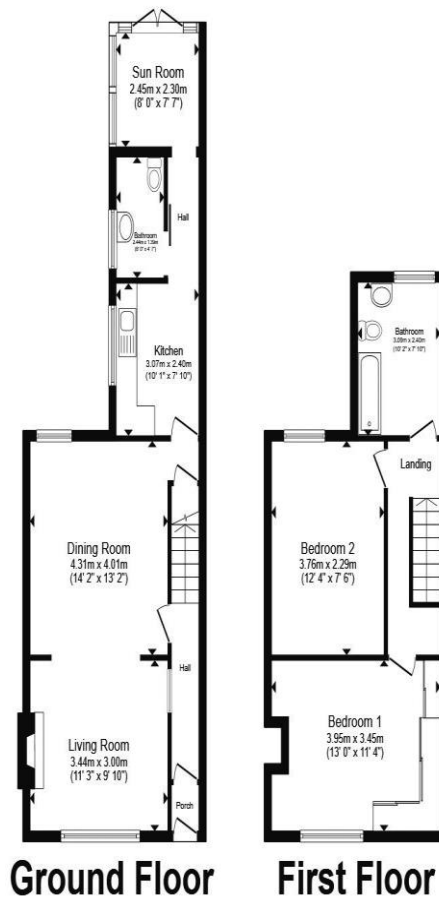
Viewings

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





Total floor area 102.8 m² (1,107 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		