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Bennett Road

Cleethorpes
DN35 7JS

Offers in the Region Of £115,000

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Property Introduction

NO FORWARD CHAIN | TWO DOUBLE BEDROOMS | TWO EN-SUITES Ideal for first-time buyers and investors alike, this well-presented two-bedroom mid-terrace home offers spacious and versatile accommodation in a popular residential location. Benefitting from uPVC double glazing and gas central heating, the property features a lounge, separate dining/sitting room, fitted kitchen with utility area, ground floor cloakroom, and two generous double bedrooms, both with their own en-suite facilities. Outside, there are gardens to the front and rear, with the enclosed rear garden providing an excellent space for outdoor entertaining. Offered for sale with no forward chain, early viewing is highly recommended.

Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door through to the hallway.

Hallway

Staircase to the first floor and open arch to the lounge and door through to the dining room. Central heating radiator.

Lounge

11' 10" x 9' 10" (3.61m x 3m)

A spacious and inviting lounge enjoying a generous front-facing window which floods the room with natural light. The room features contemporary wood-effect flooring, a feature fire surround and

neutral colour scheme, providing an ideal blank canvas for buyers. Offering comfortable living and entertaining space, with radiator and wall lighting. Central heating radiator.

Dining Room

11' 11" x 13' 3" (3.62m x 4.04m)

A spacious and versatile second reception room, ideally suited as a formal dining room or family room. Featuring a large rear-aspect window overlooking the garden, the room enjoys excellent natural light and benefits from contemporary wood-effect flooring throughout. A feature chimney breast creates an attractive focal point, whilst the generous proportions provide ample space for a full dining suite and additional furniture. Conveniently positioned adjacent to the kitchen, making it ideal for both everyday family living and entertaining guests. Central heating radiator. Understairs storage cupboard.

Kitchen/Utility Area

16' 10" x 6' 11" (5.13m x 2.10m)

A well-appointed galley-style kitchen featuring an extensive range of white shaker-style cabinetry with wood-effect worktops and striking black and white tiled splashbacks. Equipped with a four-ring gas hob, extractor hood, built-in electric oven and inset sink unit. Offering generous storage and ample work surface space throughout, the room benefits from a large window overlooking the side aspect, creating a bright and practical space for everyday cooking and entertaining. Access leads through to the adjoining

utility/rear lobby area which has plumbing and space for 5 a washing machine and tumble dryer. Central heating radiator. Sliding patio doors out to the garden.

W.C

Equipped with a vanity wash hand basin and a close coupled w.c. Central heating radiator.

First Floor Landing

Access to the two bedrooms.

Bedroom One

12' 2" x 13' 3" (3.70m x 4.03m)

A generous principal bedroom offering ample space for a double or king-size bed alongside additional bedroom furniture. The room benefits from a rear-aspect window providing good levels of natural light, neutral décor and fitted carpeting. A feature decorative fireplace adds character to the room, whilst the adjoining en suite bathroom provides added convenience and practicality for modern living.

Ensuite to Bed 1

10' 10" x 6' 11" (3.30m x 2.10m)

Complementing the bedroom, this generously sized en suite bathroom features a panelled bath with shower attachment, wash hand basin with fitted vanity storage and a low-flush WC. A frosted window allows for natural light while maintaining privacy, and the room offers ample storage and floor space, creating a functional family-friendly bathroom. Wall mounted boiler.

Bedroom Two

11' 11" x 13' 3" (3.63m x 4.03m)

Neutrally decorated this second double bedroom has dado rail to the walls. Central heating radiator. Door to ensuite.

Ensuite to bed 2

Fitted with a three-piece suite comprising a shower enclosure with electric shower, vanity wash hand basin with storage beneath and low-level WC. Finished with complementary wall tiling, creating a practical and convenient en suite to the second bedroom.

Outside

Gardens to both the front and rear elevations, with the rear garden designed with ease of maintenance in mind. Featuring an artificial lawn area and a block-paved patio, the garden provides an ideal space for outdoor seating, entertaining and family enjoyment. A

covered seating area adjacent to the property offers sheltered outdoor living, while fenced and walled boundaries provide a good degree of privacy and security.

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 website www.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.

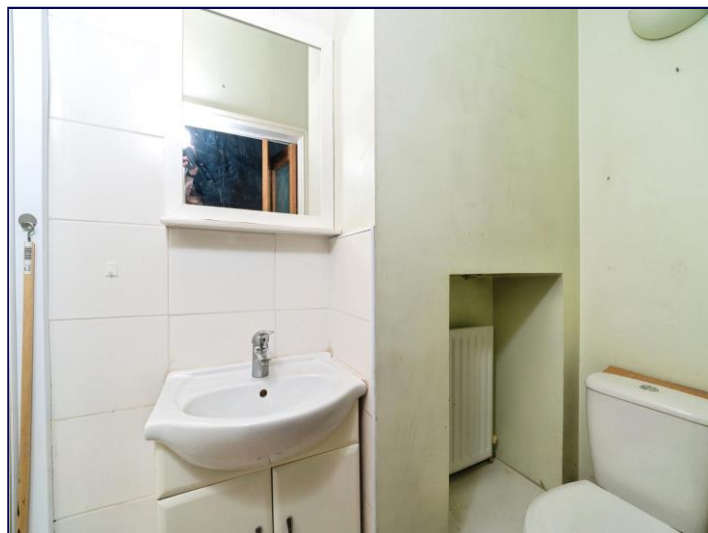
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

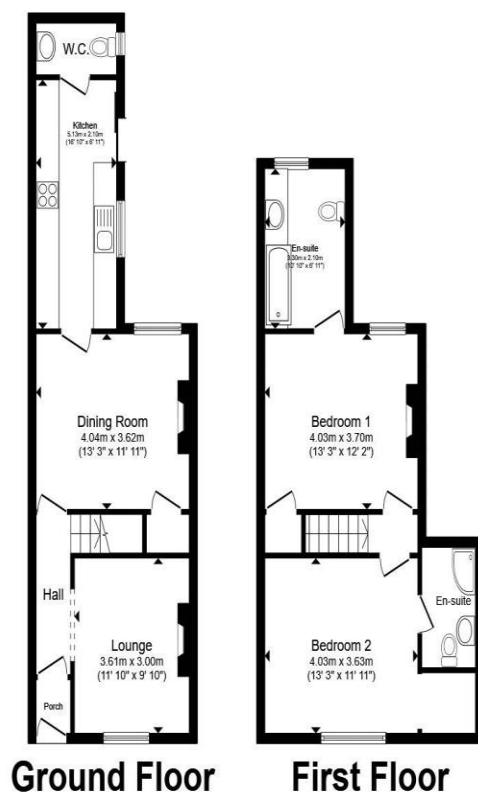
Free Valuations

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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.





Total floor area 92.2 m² (992 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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		