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



Sussex Street

Cleethorpes
DN35 7NP

Offers in the Region Of £72,500

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Property Introduction

Offered for sale with no forward chain, this well-proportioned three-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, families or investors alike. Conveniently located on Sussex Street in the heart of Cleethorpes, the property is within easy reach of local amenities, well-regarded schools, transport links and the seafront. The accommodation begins with a welcoming lounge, providing a comfortable space to relax, before leading through to a separate dining room, ideal for family meals or entertaining guests. To the rear of the property is a fitted kitchen offering ample storage and workspace, with the ground floor further complemented by a family bathroom. To the first floor are three well-sized bedrooms, providing flexible accommodation for growing families, those working from home or anyone requiring additional guest space. Externally, the property benefits from enclosed gardens to both the front and rear. The front garden creates an attractive approach to the home, while the rear garden offers a private outdoor space with plenty of potential for relaxing, gardening or entertaining during the warmer months. With the added advantage of vacant possession, the property is ready for its next owner to move straight in or update to their own taste and style. Whether you're looking for your first home, a buy-to-let investment or a property with scope to add value, this home offers excellent potential in a popular residential location. Early viewing is highly recommended to appreciate the accommodation and opportunity on offer.

Entrance Hallway

Entering the property reveals access to the stairs and dining room.

Living Room

12' 0" x 9' 9" (3.67m x 2.98m)

The living room has a window to the front elevation, a radiator and a carpeted floor. The dining is then accessed off the lounge.

Dining room

13' 0" x 9' 9" (3.97m x 2.98m)

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

Kitchen

11' 6" x 7' 8" (3.50m x 2.33m)

The kitchen has a window to the side elevation, vinyl flooring and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Bathroom

9' 11" x 7' 8" (3.02m x 2.33m)

The bathroom has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin, bath and a shower cubicle with a mains shower.

First Floor Landing

The first floor landing gives access to the bedrooms.

Bedroom 1

13' 2" x 12' 0" (4.02m x 3.67m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom 2

13' 0" x 7' 9" (3.95m x 2.37m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom 3

11' 7" x 7' 8" (3.52m x 2.34m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

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>

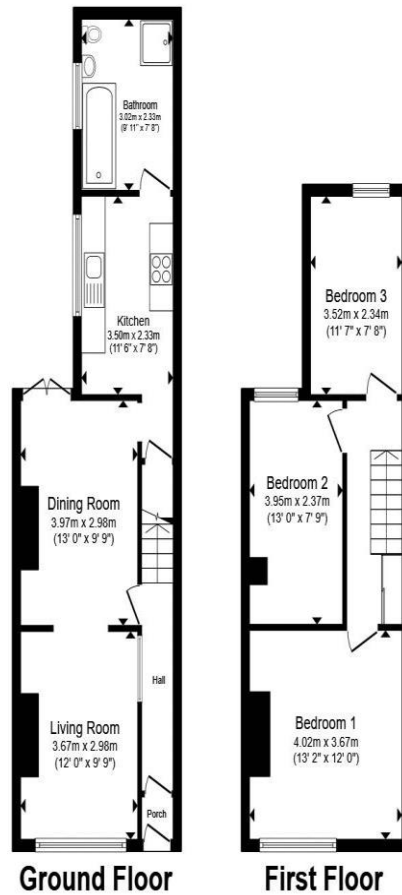
Viewings

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 view the website www.vox.gov.uk/et





Total floor area 83.3 m² (897 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		