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



Edward Street

Cleethorpes
DN35 8PS

Offers in the Region Of £126,950

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Property Introduction

Offered to the market with No Forward Chain, this attractive two-bedroom end-terrace home presents an excellent opportunity for first-time buyers, downsizers or investors seeking a property in a convenient Cleethorpes location. Occupying a generous corner plot, the property benefits from the added advantage of off-road parking to the front, while the rear boasts a surprisingly spacious and private garden, featuring a large patio area ideal for outdoor entertaining alongside a substantial lawn, offering plenty of space for children, pets or keen gardeners to enjoy. Internally, the accommodation is well laid out and offers comfortable living throughout. The ground floor comprises a welcoming lounge, providing the perfect place to relax, leading through to a well-proportioned kitchen-diner with ample space for both cooking and family dining. Completing the ground floor is a fitted bathroom. To the first floor are two generous double bedrooms, both offering excellent proportions and plenty of natural light, making the property suitable for a range of buyers. With gas central heating and double glazing, this home provides a fantastic blank canvas for purchasers looking to personalise a property to their own tastes while enjoying the benefits of its generous outside space and sought-after end-terrace position. Situated within easy reach of Cleethorpes town centre, local shops, schools, transport links and the seafront, this is a superb opportunity to acquire a home in a popular residential area. Early viewing is highly recommended to fully appreciate the space, potential and excellent corner plot on offer.

Lounge

13' 4" x 13' 0" (4.06m x 3.97m)

The lounge has a window and door to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen/Diner

16' 10" x 13' 0" (5.13m max x 3.96m max)

The kitchen-diner has dual aspect windows to the rear and side elevation and a radiator. There is also a fitted kitchen with plenty of counter space, a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over. There is also a good space for a dining table and chairs.

Bathroom

5' 5" x 5' 7" (1.65m x 1.70m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath.

Stairs

Off the lounge to the first floor.

Bedroom One

10' 10" x 13' 1" (3.31m x 3.98m)

Bedroom one has a window to the front elevation, a radiator and laminate flooring. There is also a built in wardrobe.

Bedroom Two

10' 7" x 13' 0" (3.22m x 3.97m)

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

Garage

With a door to the side, the garage has been adapted into two spaces, one currently used as a storage space, the other could be anything from a man cave to play room.

Outside

With parking and a low maintenance frontage. The rear garden is a sight to behold, with a generous patio area ideal for alfresco dining. There is also a large lawn which is unheard of so close to the seafront, making this a perfect garden for children to play and to entertain.

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

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.

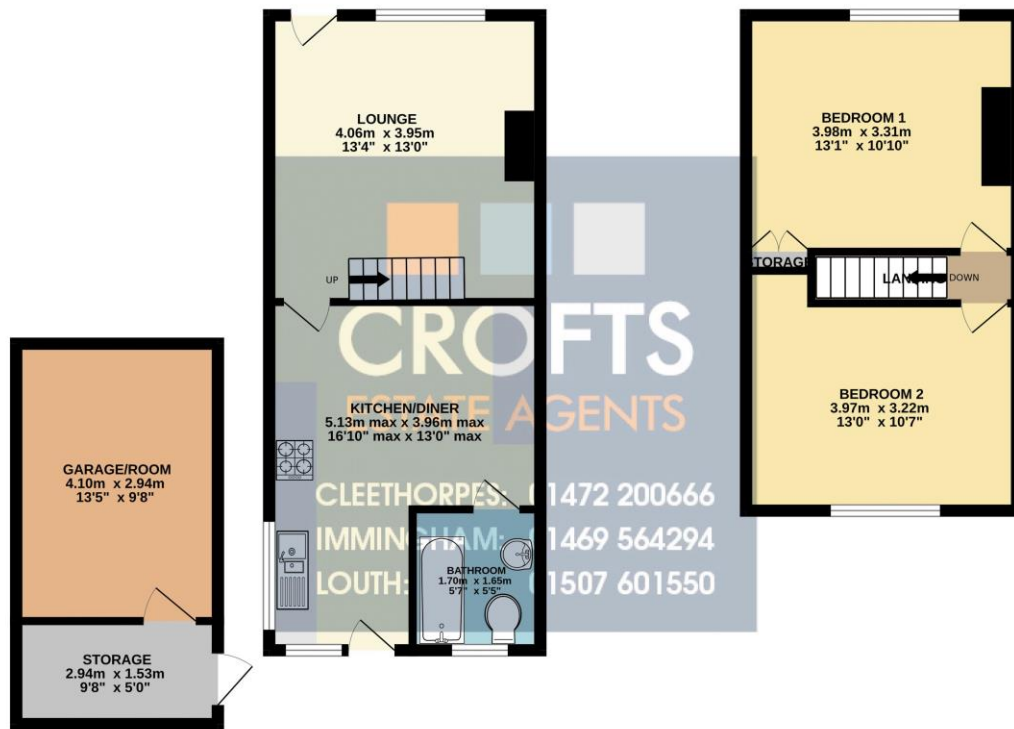
Property Management

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
53.1 sq.m. (571 sq.ft.) approx.

1ST FLOOR
28.2 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA : 81.3 sq.m. (875 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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