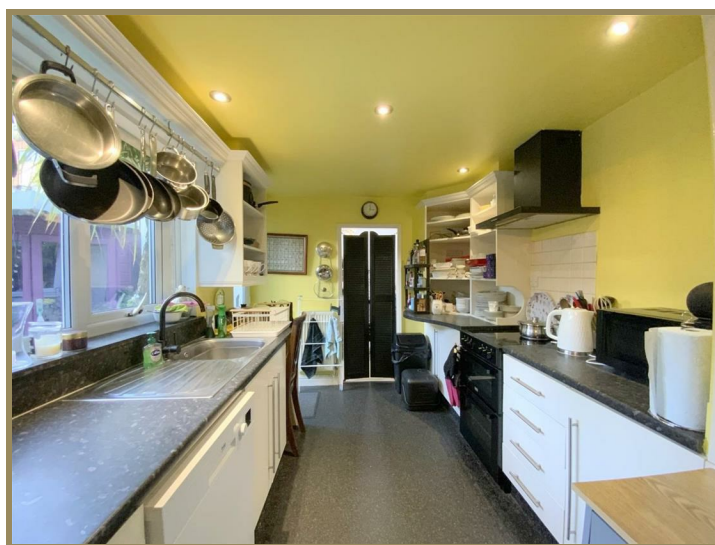
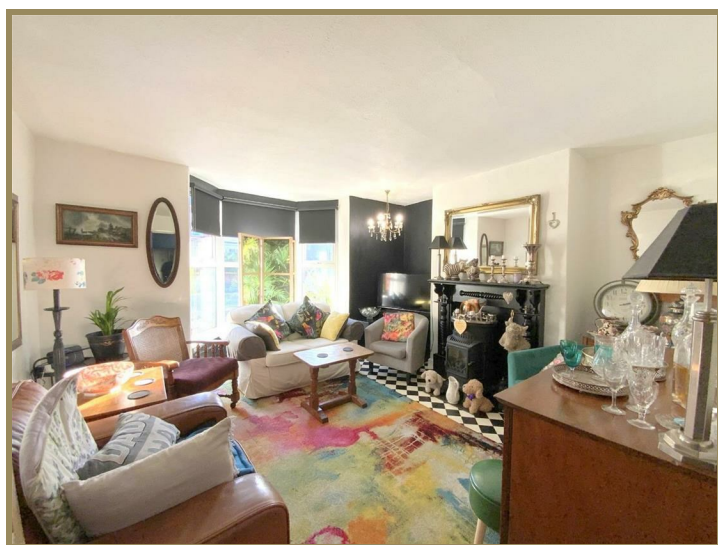




54 Humber Street, Cleethorpes, DN35 8NN
£200,000

Key Features:

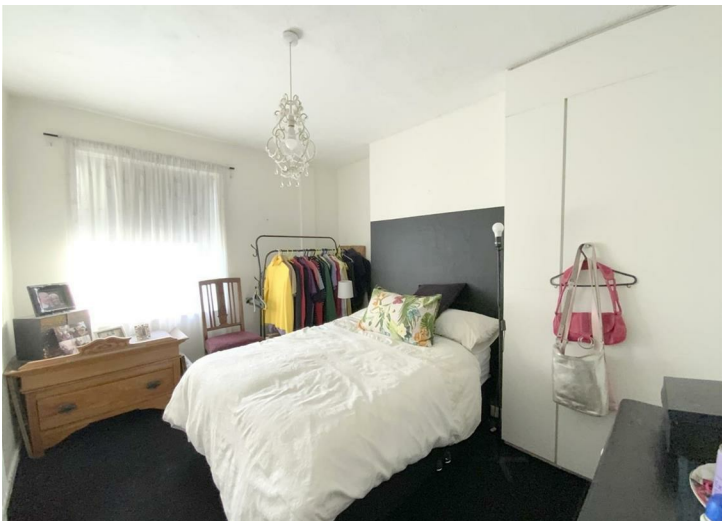
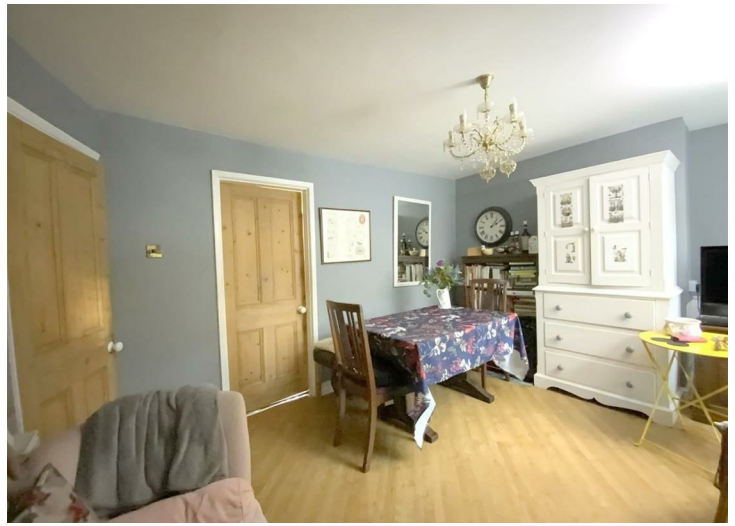
- Three Bedroom Semi Detached Home
- Central Cleethorpes
- Two Reception Rooms
- Kitchen & Separate Utility Room
- Family Bathroom & Modern Shower Room
- Downstairs WC
- Courtyard Garden
- Ample Off Road Parking

Situated in the very heart of Cleethorpes, this traditional cottage style home enjoys an unbeatable location, just moments from the seafront, and the independent shops, bars, and cafes on Sea View Street.

With its character, layout and superb setting, the property is ideal for first time buyers, those seeking a coastal lifestyle, or buyers looking for a strong holiday let option.

The accommodation includes a bay fronted lounge, rear dining room, kitchen and a separate utility room. Upstairs there are three bedrooms along with a family bathroom, plus a recently refurbished shower room, offering practical and flexible living space.

Outside, the enclosed courtyard garden offers a private spot to relax, and includes a summer house and an outdoor WC. Driveway parking to the front adds further convenience - a valuable feature in such a central location.



ENTRANCE HALL

Accessed via a front entrance porch. With staircase leading to the first floor.

LOUNGE

13'9" x 11'9" (4.20 x 3.59)

With a bay window to front aspect, and fireplace with freestanding gas stove.

DINING ROOM

11'3" x 10'10" (3.44 x 3.31)

With a rear aspect window, and understairs storage cupboard.

KITCHEN

11'5" x 8'4" (3.49 x 2.56)

Providing fitted storage, sink unit, plumbing for a dishwasher and space for further appliances. Side aspect window, and access to the rear garden.

UTILITY

8'3" x 3'11" (2.53 x 1.20)

With plumbing for a washing machine and dryer space.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

11'10" x 9'10" (3.61 x 3.01)

To front aspect, with a fitted wardrobe.

BEDROOM 2

10'9" x 10'6" (3.28 x 3.22)

To rear aspect, with a storage/airing cupboard housing the gas central heating boiler.

BEDROOM 3

8'11" x 6'3" (2.73 x 1.91)

With a side aspect window.

BATHROOM

11'10" x 7'7" (3.62 x 2.33)

Fitted with a traditional style pedestal basin, WC, and corner bath with shower attachment.

SHOWER ROOM

8'2" x 5'4" (2.49 x 1.63)

A modern fitted shower room, recently refurbished to include a large walk-in shower, vanity unit, and WC.

OUTSIDE

The front of the property is set open plan with driveway providing off road parking for two vehicles. Gated access leads to the rear, where an enclosed courtyard features a summer house and a WC with hand basin.

TENURE

Freehold

COUNCIL TAX

A



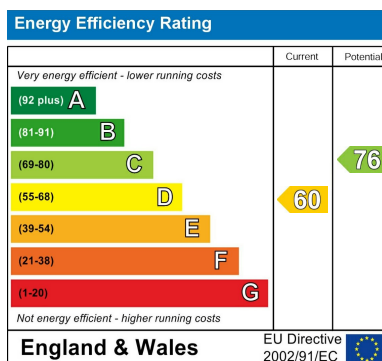
GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, roads and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 quantity or efficiency can be given.
Made with Metaphor 5/2023



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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

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