



## 30 Park View, Cleethorpes, DN35 7TG

### Offers in excess of £100,000

\*\*\* CASH BUYERS ONLY \*\*\*

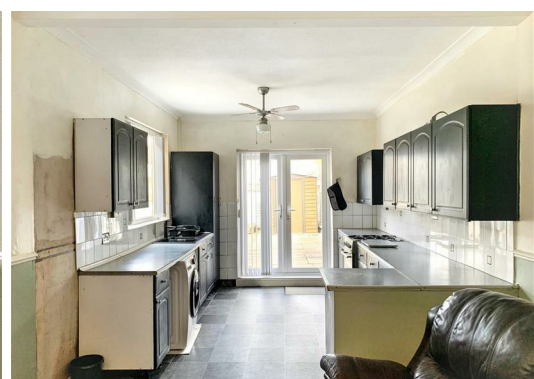
Situated in the desirable coastal location of Cleethorpes, this spacious three-bedroom mid-terrace property offers excellent potential for investors, first-time buyers or those looking to create a fantastic family home.

The ground floor provides a welcoming entrance hallway, a generous lounge and a large kitchen/dining room offering plenty of space for both everyday living and entertaining. To the rear, the property benefits from a private courtyard, providing a useful and low maintenance outdoor space.

To the first floor are three well-proportioned bedrooms, together with a shower room and separate WC, providing practical accommodation for modern living.

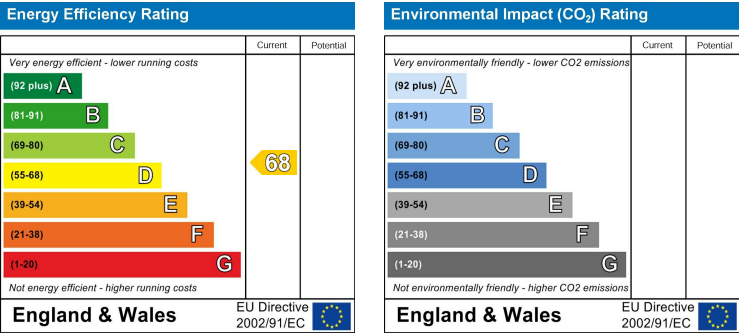
The property offers excellent potential for refurbishment and improvement, allowing a new owner to put their own stamp on the accommodation and maximise its appeal and value.

Situated in the desirable location of Cleethorpes, residents will enjoy the benefits of a vibrant community, with local amenities, schools, shops and beautiful coastal attractions just a stone's throw away. This property is an exceptional investment opportunity, offering the chance to create a thriving residential home in a sought-after area.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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