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



Manchester Street

Cleethorpes
DN35 7QG

Offers in the Region Of £100,000

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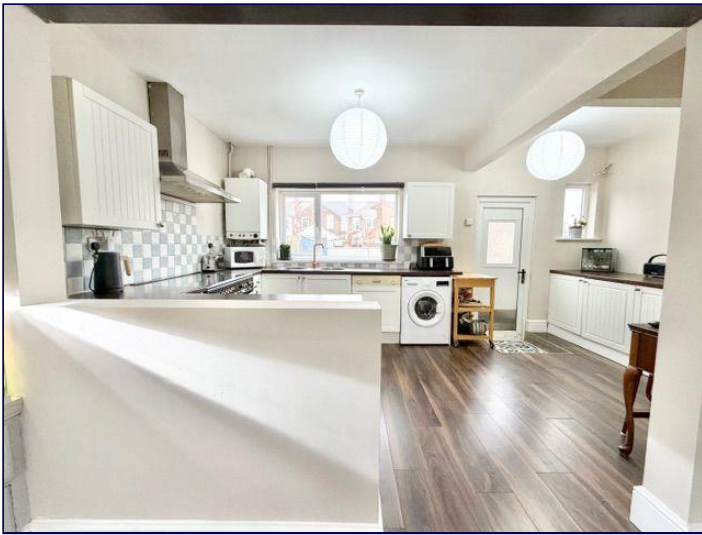
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Property Introduction

A Charming Home with Everything You Need We're thrilled to present this well-presented two-bedroom mid-terrace house, perfect for young professionals, families, and first-time buyers looking for a stylish and practical home. With its good curb appeal, this property is sure to impress. Located close to excellent local amenities, transport links, schools, and the promenade, this house ticks all the boxes for convenience and lifestyle. The modern flowing layout features a porch leading to a hallway, into a lovely lounge, and into the kitchen breakfast room. The property boasts two bedrooms, including a large master bedroom to the front with a walk-in wardrobe, and a smaller second bedroom. The bathroom is modern with a white suite and shower over. The garden is a lovely feature, divided into two with a smaller patio and lawn area, and a large lawn area perfect for kids, accessible via a back alleyway. With its perfect blend of comfort, style, and practicality, this property is an excellent choice for those looking to get into the market or upgrade. Schedule a viewing today and make this charming home yours! Would you like to know more about the local area or arrange a viewing?

Entrance porch

2' 11" x 5' 7" (0.89m x 1.70m)

A small entrance porch has tile effect vinyl floor, blue decor, uPVC frosted window and wood glazed door.

Entrance hall

3' 6" x 4' 5" (1.07m x 1.34m)

uPVC frosted door from the porch to a small entrance porch which is open plan to the lounge and has white decor, radiator and pendant light.

Lounge

12' 7" x 13' 7" (3.83m x 4.15m)

With uPVC bay window to the front with blinds, recessed open fireplace with tiled hearth with log burner, neutral decor with wood laminate flooring, radiator and pendant light.

Kitchen breakfast room

9' 4" x 17' 1" (2.85m x 5.21m)

Open plan to the lounge the kitchen breakfast room has a range of white/cream wall and base units to all sides with wood effect work tops and blue and white splash back tiling over. The room has a range cooker with extractor over, integral dishwasher, space for a washing machine, uPVC window and frosted door to the rear, radiator, two pendant lights, under stairs cupboard, neutral decor, wood laminate flooring and space for small dining table and chairs.

Stairs and landing

The stairs and landing have grey carpet and white decor, pendant light, loft access and picture rail.

Bedroom One

13' 9" x 12' 7" (4.18m x 3.84m)

A large bedroom with grey carpet, pale blue decor, original cast iron fireplace, uPVC window and blind, pendant light, radiator and built in storage.

Walk in wardrobe

7' 7" x 4' 8" (2.32m x 1.43m)

A large storage cupboard has door removed and acts as a walk in wardrobe with uPVC window to the front, pendant light, grey carpet and neutral decor.

Bedroom Two

9' 4" x 10' 8" (2.85m x 3.26m)

Grey carpet, white decor, uPVC window with blind, pendant light and original cast iron fireplace.

Family Bathroom

5' 11" x 5' 11" (1.80m x 1.81m)

A modern bathroom has white three piece bathroom suite with shower over the bath, splash back tiling and matching tiled floor, uPVC frosted window to the rear, radiator, half wood panelled walls with white decor over and three down lights.

Rear patio area

The garden is split into two parts by the rear alleyway and has a small concrete patio area with small lawn enclosed with a sturdy wall with gate out.

Rear garden

The larger part of the garden enclosed with wall and fence with gated access is laid to lawn with concrete path down the centre and enjoys the late sun with a westerly aspect.

Front garden

A neat frontage has metal gate and wall boundaries with concrete path to the front door, lawn and gravel borders.

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.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

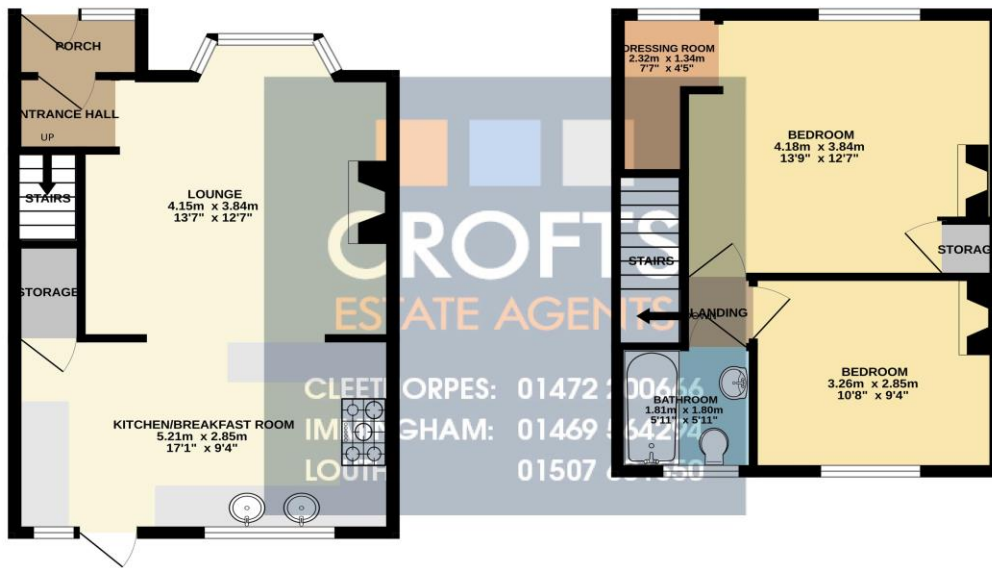
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
35.4 sq.m. (382 sq.ft.) approx.

1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA: 68.2 sq.m. (734 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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