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William Street

Cleethorpes
DN35 8PT

Offers in the Region Of £146,950

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Property Introduction
NO FORWARD CHAIN *RECENTLY FITTED BOILER* * THE OWNER IS IN THE PROCESS OF PURCHASING THE FREEHOLD THEREFORE THE PROPERTY WILL BE FREEHOLD UPON COMPLETION* Situated on the popular William Street in Cleethorpes, this well-presented end-of-terrace property offers an excellent opportunity for first-time buyers, families, or investors seeking a home close to the coast and local amenities. The property features a bright and welcoming living room, providing a comfortable space for relaxing or entertaining. The fitted kitchen offers good storage and workspace. Upstairs, the home benefits from well-proportioned bedrooms along with a family bathroom finished to a good standard. Externally, the property enjoys a private rear garden, ideal for outdoor seating, gardening, or family activities. On-street parking is available to the front. William Street is conveniently located within easy reach of local shops, schools, and transport links, while the popular Cleethorpes seafront and promenade are just a short walk away, offering a variety of cafés, restaurants, and leisure facilities. Combining comfort, convenience, and coastal living, this attractive home represents a fantastic opportunity for buyers looking to settle in this sought-after seaside town. Early viewing is highly recommended. add no forward chain Situated on the popular William Street in Cleethorpes, this well-presented end-of-terrace property is offered for sale with no forward chain, making it an excellent opportunity for first-time buyers, families, or investors seeking a home close to the coast and local amenities. The property features a bright and welcoming living room, providing a comfortable space for relaxing or entertaining. The fitted kitchen offers good storage, workspace and everyday family living. Upstairs, the home benefits from well-proportioned bedrooms along with a family bathroom finished to a good standard. Externally, the property enjoys a private rear garden, ideal for outdoor seating, gardening, or family activities. On-street parking is available to the front. William Street is conveniently located within easy reach of local shops, schools, and transport links, while the popular Cleethorpes seafront and promenade are just a walk away, offering a variety of cafés, restaurants, and leisure facilities. Combining comfort, convenience and coastal living, this attractive home represents a fantastic opportunity for buyers to live in this sought-after seaside town. The vendor has informed us that the Lease is in place until 2031, and whilst the ground rent is only £2.63 paid twice yearly, at the time of writing the Vendor has had a quote to purchase the Freehold of £2700 plus legal fees. Potential purchasers should always seek advice from their conveyancer. Early viewing is highly recommended.

Front
The front garden has a walled boundary, with an iron gated entry to the concrete path leading to the front porch and door. The garden area is low maintenance gravel. A gated, locked passageway provides secure access to the rear garden.

Entrance Hall, stairs and landing
13' 3" x 7' 2" (4.03m x 2.18m)
Freshly painted white walls with a dado rail. Newly fitted grey carpet. Single light pendants to both the hall and landing. uPVC double glazed frosted window to the top of the landing.

Lounge
12' 6" x 11' 10" (3.80m x 3.61m)
Neutral lounge painted white with white woodwork and a soft brown carpet fitted. Modern fire surround with a new Delamere gas fire. Lovely uPVC bay window to the front elevation offering lots of light to the room. White centrally heated radiator and chrome double wall lights.

Dining Room
13' 1" x 11' 10" (4.0m x 3.61m)
Freshly painted white walls and woodwork with a soft brown carpet fitted. uPVC double glazed window to the rear elevation, with a chrome curtain pole fitted above. White centrally heated radiator. Chrome light fitting.

Kitchen
12' 9" x 6' 7" (3.88m x 2.0m)
The kitchen is painted white with white gloss brick effect splash back tiles and grey laminate effect lino floor. The units are painted white with chrome handles with a contrasting grey roll top worksurface. There is an integrated oven and 4 ring gas hob, and a housed extractor unit. Stainless steel sink and drainer with a mixer tap. uPVC double glazed window to the rear elevation. A white centrally heated radiator and a fluorescent strip light.

Downstairs W/C
3' 11" x 4' 5" (1.20m x 1.34m)
Half white painted walls and ceiling, with tiles to the lower half. Cream floor tiles. White low flush W/C. uPVC double glazed frosted window to the rear elevation. Wall-mounted electric panel heater. IP rated light fitted to the wall above the door. The WC is accessed from the kitchen through the lobby/back porch where the recently fitted boiler resides.

Bedroom 1
11' 2" x 10' 4" (3.41m x 3.15m)
Freshly painted white walls and woodwork. Beige carpet fitted. uPVC double glazed window to the front elevation, with a black curtain pole fitted above. White centrally heated radiator, black wall lights and a black light fitting are present. Furnished with fitted wardrobes.

Bedroom 2
13' 1" x 10' 4" (4.0m x 3.15m)
White painted walls and woodwork, new grey carpet fitted. uPVC double glazed window to the rear elevation. White centrally heated radiator and a single light pendant. There is also a built in cupboard housing the hot water tank plus fitted wardrobes with a dressing table feature.

Bedroom 3
9' 5" x 8' 1" (2.88m x 2.46m)
White painted walls and woodwork with a beige patterned carpet. uPVC double glazed window to the rear elevation with a chrome curtain pole fitted. White centrally heated radiator and a single light pendant is present.

Bathroom
6' 5" x 7' 6" (1.95m x 2.28m)
The walls are fully tiled and the floor covering is lino. White three piece bathroom suite, with chrome taps and electric shower fitted above the bath. Mirrored vanity unit above the bathroom sink. uPVC double glazed frosted window to the front elevation. Heated chrome towel radiator. IP rated light.

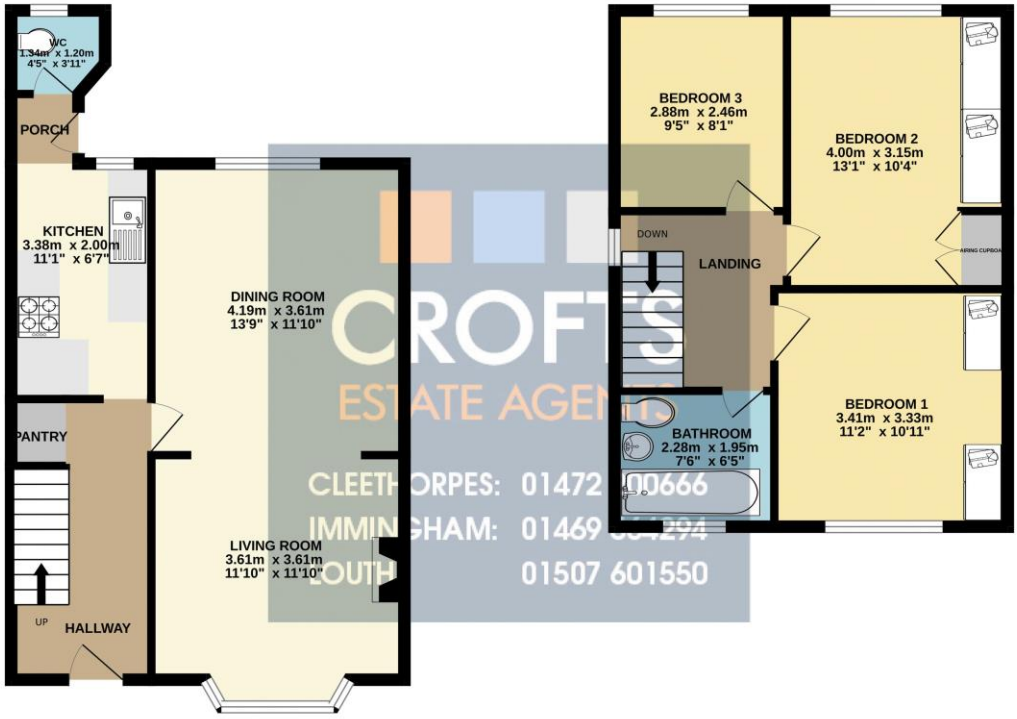
Rear Garden
The rear garden is presented to a good standard with a patio area, ideal for garden furniture. The main part of the garden is laid with artificial grass, with a boarder of shrubs. There is a timber shed with electric, secure quality six foot fencing to all sides with gated access to side locked alleyway.





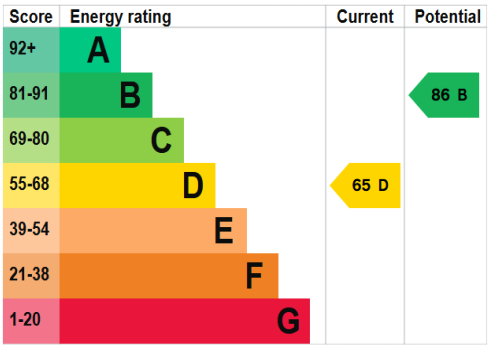
GROUND FLOOR
44.4 sq.m. (478 sq.ft.) approx.

1ST FLOOR
41.6 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 86.0 sq.m. (926 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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