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



Freeston Street

Cleethorpes
DN35 7LY

Offers in the Region Of £69,950

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Property Introduction

Located in a popular residential area of Cleethorpes, this three-bedroom mid-terrace property is being offered for sale with no forward chain and presents an excellent opportunity for buyers looking to put their own stamp on a home. In need of a scheme of modernisation, the property offers generous accommodation across two floors and would suit investors, developers, or purchasers seeking a project. The ground floor comprises a welcoming lounge to the front, a separate dining room, an additional sitting room, a fitted kitchen, and a convenient WC. To the first floor are three bedrooms, together with a family bathroom. Externally, the property benefits from an enclosed rear garden, which offers space to landscape or create an outdoor entertaining area. Situated close to a wide range of local amenities, including shops, schools, and transport links, the property is also just a short distance from Cleethorpes seafront, making it a highly convenient location. This is a fantastic opportunity to acquire a spacious home with plenty of potential in a sought-after area. Early viewing is strongly recommended to appreciate the scope this property has to offer.

Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

11' 11" x 9' 7" (3.64m x 2.92m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place.

Dining Room

11' 10" x 9' 11" (3.61m x 3.02m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also access to the under stairs cupboard.

Kitchen

12' 4" x 8' 4" (3.77m x 2.53m)

The kitchen has a window to the side elevation, a tiled floor and fitted units with a sink and drainer.

Lobby

With an opaque window to the side elevation, a tiled floor and a plumbing for a washing machine.

Sitting Room

9' 2" x 8' 5" (2.79m x 2.57m)

The sitting room has French doors to the rear elevation, a radiator and a tiled floor.

WC

With a tiled floor and WC.

First Floor Landing

The first floor landing has access to the loft and a storage cupboard, coving to the ceiling and a carpeted floor.

Bedroom One

11' 11" x 13' 3" (3.64m x 4.04m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

12' 0" x 7' 11" (3.66m x 2.42m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

5' 4" x 8' 4" (1.62m x 2.53m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

6' 3" x 5' 5" (1.91m x 1.66m)

The bathroom has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a bath with a mains shower.

Outside

With low maintenance gardens to the front and rear.

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.

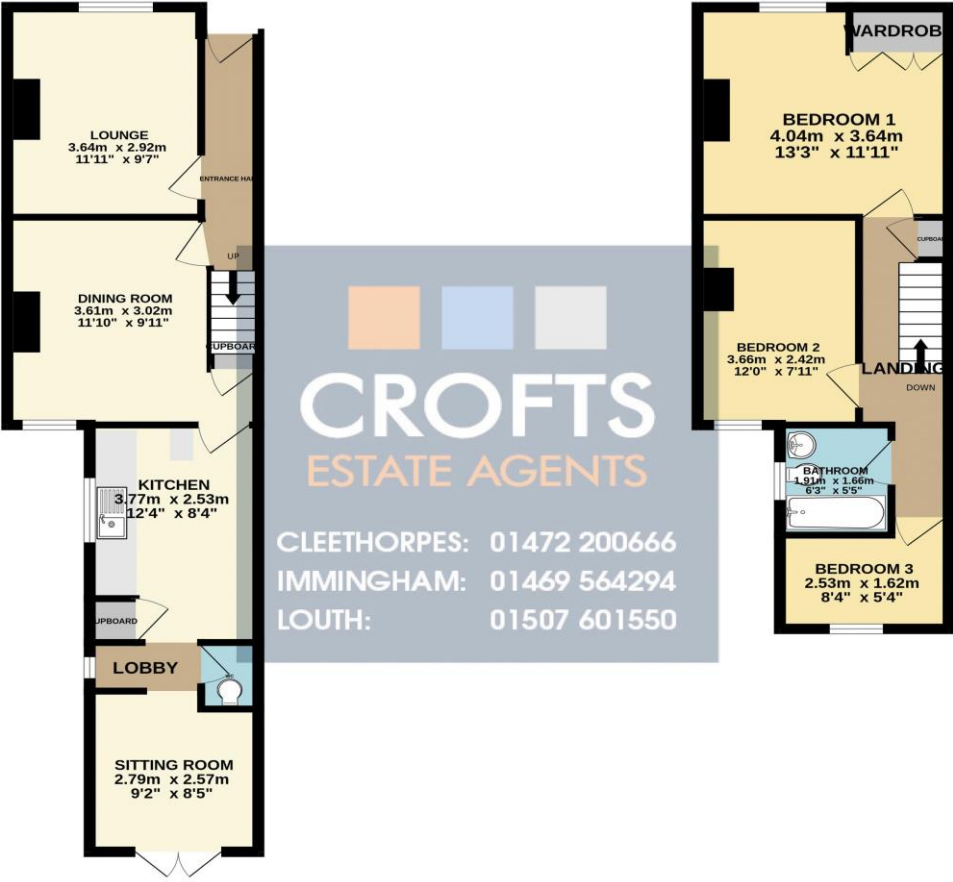
Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



GROUND FLOOR
44.8 sq.m. (482 sq.ft.) approx.

1ST FLOOR
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA : 80.2 sq.m. (863 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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