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



Wollaston Road

Cleethorpes
DN35 8DX

Offers in the Region Of £150,000

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Property Introduction

Set within a well-established and highly regarded area of Cleethorpes, this appealing three-bedroom mid-terrace property combines generous living space with a pleasant sunny rear garden. The ground floor provides an entrance porch and hallway, lounge, separate dining room and kitchen, whilst the first floor offers three bedrooms and a family bathroom. Further benefits include gas central heating and uPVC double glazing throughout. Externally, there are gardens to the front and rear, with the sunny rear garden creating an inviting outdoor space to enjoy throughout the warmer months. Ideally suited to a variety of buyers, viewing is strongly advised to appreciate the accommodation and location on offer.

Entrance Hallway

uPVC double glazed entrance door to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge

13' 5" x 11' 1" (4.09m x 3.39m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling and picture rail to the walls. Central heating radiator. Living flame gas fire with surround. Opens to dining room.

Dining Room

13' 0" x 11' 9" (3.96m x 3.58m)

uPVC double glazed window to the rear elevation. Central heating radiator. Picture rail to the walls.

First Floor Landing

Storage cupboard.

Kitchen

17' 9" x 9' 6" (5.40m x 2.89m)

uPVC double glazed windows to the side elevation, along with French doors to the rear. Equipped with a range of wall and base units with contrasting work surfacing with inset Belfast sink and drainer. Plumbing for a washer and space for a dryer. Central heating radiator. Understairs storage cupboard.

Bedroom 1

13' 5" x 14' 11" (4.09m x 4.55m)

uPVC double glazed windows to the front elevation. Central heating radiator. Picture rail to the walls.

Bedroom 2

12' 11" x 8' 8" (3.94m x 2.65m)

uPVC double glazed window to the rear elevation. Central heating radiator. Picture rail to the walls.

Bedroom 3

11' 5" x 9' 7" (3.47m x 2.91m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Bathroom

6' 0" x 5' 11" (1.83m x 1.80m)

With uPVC double glazed window to the side elevation, the bathroom has down lighting to the ceiling and is equipped with a vanity wash hand basin and w.c set into a modern unit. Panelled bath with screen and shower over. Central heating towel radiator. Partial tiling to the walls.

Outside

The property benefits from gardens to both the front and rear elevations, with the rear garden enjoying a sunny aspect and offering patio and artificial lawn.

Tenure

Believed to be , 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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

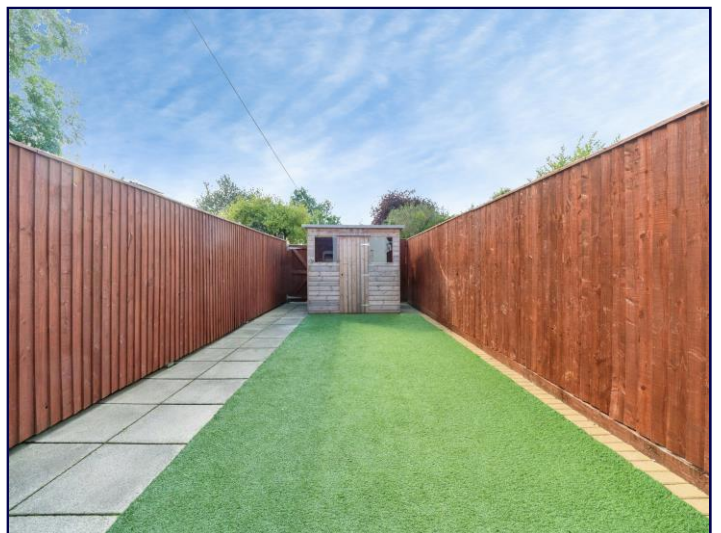
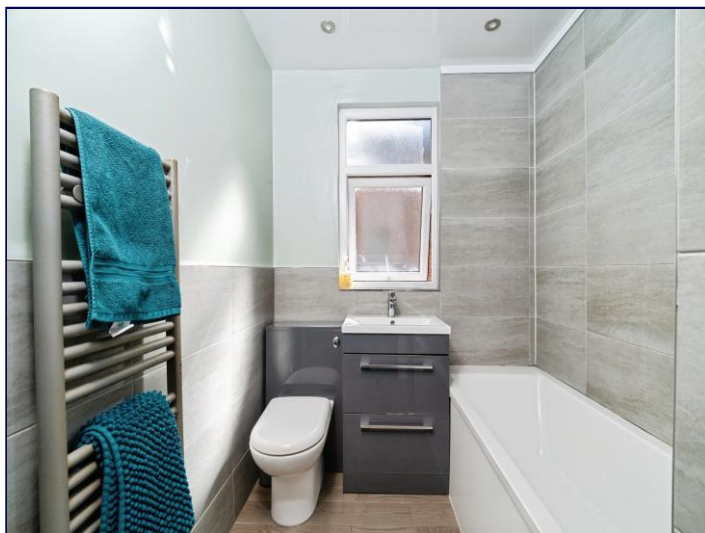
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

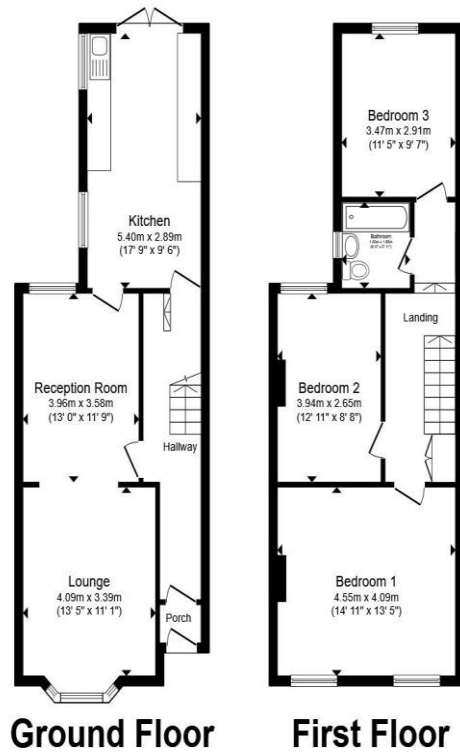
Free Valuations

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.





Total floor area 105.5 m² (1,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

