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Sidney Street

Cleethorpes
DN35 7NQ

Offers in the Region Of £70,000

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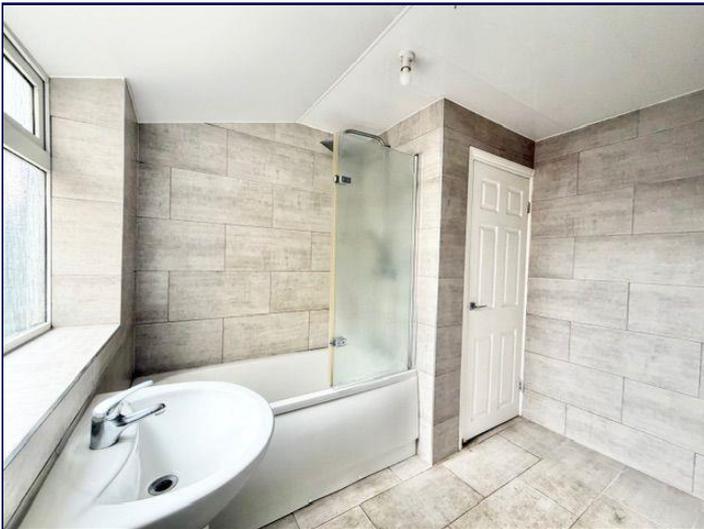
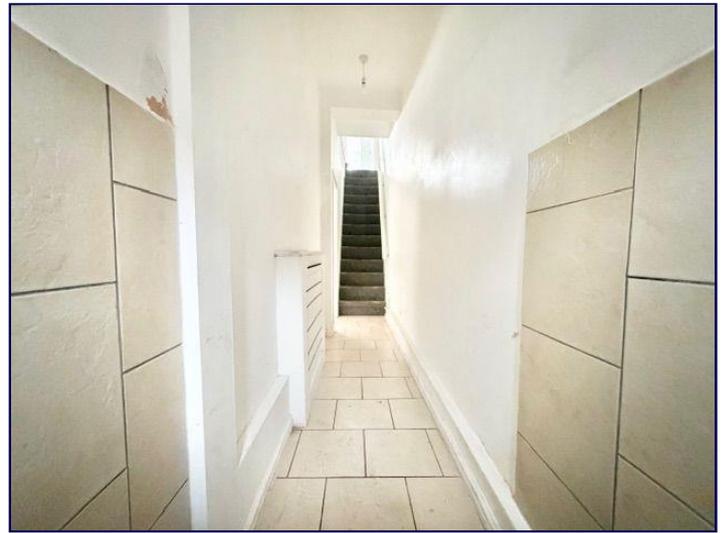
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Property Introduction

This attractive three-bedroom mid-terrace home presents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a strong, reliable addition to their portfolio. Offering generous accommodation across two floors, the property is both spacious and versatile. Upon entering, a welcoming entrance hall leads through to a bright and airy lounge and dining area, which have been opened up to create a seamless, sociable living space—perfect for modern lifestyles, entertaining guests, or relaxing with family. The modern kitchen is well-appointed with ample storage and worktop space, while the ground floor also benefits from a contemporary bathroom and the added convenience of a separate WC—ideal for busy households. Upstairs, the property continues to impress with three well-proportioned bedrooms, offering flexibility for growing families, home working, or guest accommodation. Externally, the home features a neat, enclosed rear garden designed for low maintenance enjoyment, complete with both laid and raised slab patio areas—perfect for outdoor dining or summer evenings. To the front, a further low-maintenance garden enhances the property's kerb appeal. From an investment perspective, the property is particularly appealing. With rental values for similar homes in this condition achieving approximately £600 per calendar month, investors could expect a strong return of around 10%, making this a compelling and rewarding opportunity. Well-presented, spacious, and competitively priced, this property

combines comfort, practicality, and excellent potential, making it a smart choice for a wide range of buyers.

Entrance hall

16' 5" x 3' 1" (5.00m x 0.93m)

Cream tiled floor and walls nearest to the door, white decor from uPVC frosted door. There is a pendant light and radiator with radiator cover.

Lounge

12' 4" x 10' 5" (3.75m x 3.17m)

The lounge has uPVC window to the front with blind, white decor with coving, radiator, ceiling light, white fire surround with grey marble effect hearth and cream inset.

Dining room

12' 8" x 10' 9" (3.87m x 3.28m)

Open plan with an arch to the lounge the dining room has wood laminate flooring, uPVC window to the rear, white decor to coving, radiator and ceiling light.

Kitchen

15' 9" x 8' 10" (4.81m x 2.69m)

A modern matte grey kitchen has wall and base units to both sides of the room with marble effect complimentary work tops and black one and a half sink over. The room has grey splash back tiling, oven grill, gas hob with extractor over, space for washing machine

and tall fridge freezer plus breakfast bar for two. The room has white decor, uPVC window, uPVC frosted door, grey wood effect vinyl floor, under stairs cupboard and radiator.

Family Bathroom

6' 9" x 8' 8" (2.05m x 2.63m)

The bathroom is recently done with bath and WC with shower over the bath and glass screen. The room has grey tiling to the floor and walls, frosted uPVC window, radiator and ceiling light.

WC

5' 3" x 2' 11" (1.60m x 0.88m)

The WC comes off the main bathroom and has fully tiled grey walls and floor, uPVC frosted window to the rear and pendant light,

Stairs and landing

The stairs and landing have grey carpet, white decor to coving, loft access and pendant light.

Bedroom One

12' 5" x 14' 4" (3.79m x 4.37m)

A larger double bedroom to the front of the house has grey carpet, white decor to coving, uPVC window with blind, pendant light and radiator.

Bedroom Two

12' 7" x 8' 9" (3.84m x 2.66m)

The second bedroom has grey carpet, white decor to coming, uPVC window, radiator and pendant light.

Bedroom Three

15' 10" x 8' 11" (4.83m x 2.71m)

The third double bedroom has grey carpet, white decor to coving, radiator, uPVC window and pendant light.

Rear garden

The rear garden has slab path to the rear garden area which is laid to lawn with a raised slab patio to the bottom of the garden. The garden has a timber fence to the boundary with a gate to the rear.

Front garden

The front is low maintenance with walls to side and front.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

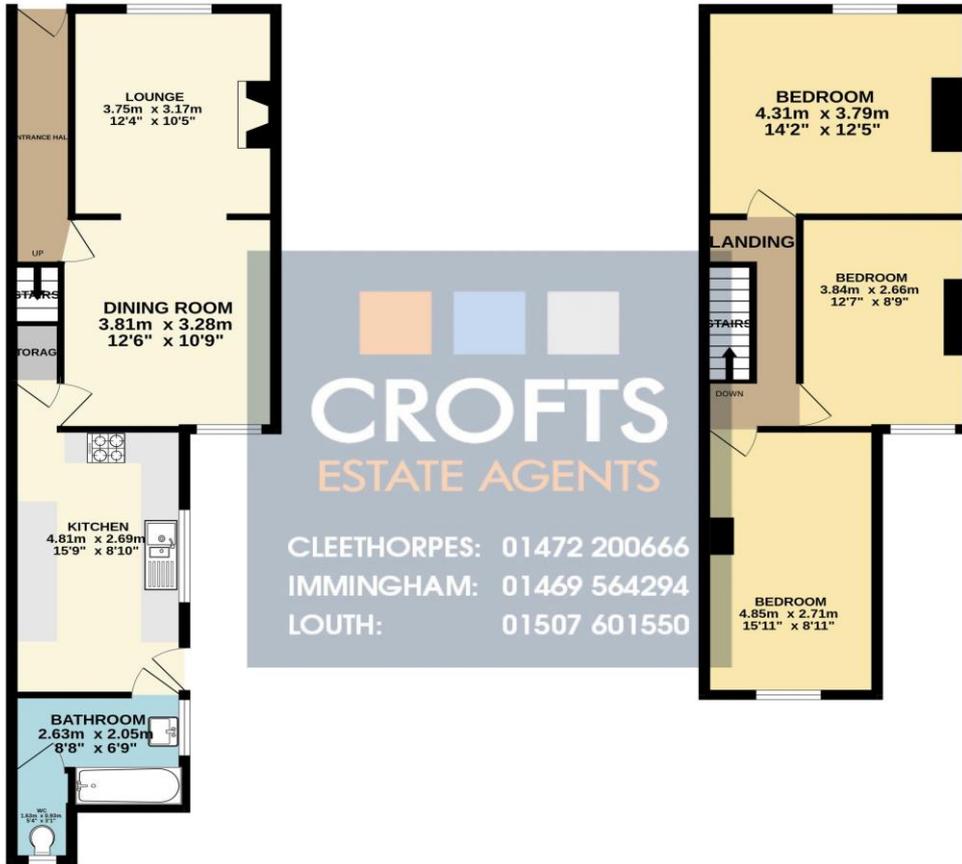
Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service



GROUND FLOOR
49.8 sq.m. (536 sq.ft.) approx.

1ST FLOOR
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA - 92.5 sq.m. (996 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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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