



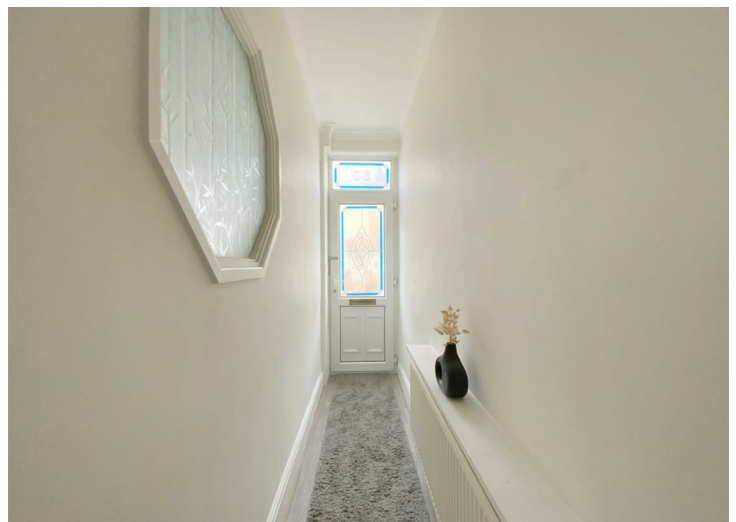
30 Neville Street, Cleethorpes, North East Lincolnshire, DN35 7QA
£85,000

Key Features:

- Two Bedroom Mid Terrace Home
- Deceptively Spacious
- Open Plan Lounge/Dining Room
- Modern Kitchen
- Downstairs Cloak/WC
- Two Double Bedrooms
- Large Family Bathroom
- Established Area Close to the Seafront

This deceptively spacious two bedroom mid terrace home offers well proportioned accommodation throughout and is ideally suited to first time buyers, young families or investors alike. The ground floor comprises a generous open plan lounge and dining room, creating a versatile living and entertaining space, leading through to the kitchen fitted with modern gloss units and incorporating a built-in oven and hob. French doors open onto the low maintenance rear garden, while a WC is conveniently positioned off the kitchen.

To the first floor are two good sized double bedrooms and a large family bathroom featuring a rainfall shower over the bath. Situated within an established residential area just off Grimsby Road, the property is well placed for a wide range of local amenities and schools, with Cleethorpes seafront only a short distance away.



LOUNGE

11'3" x 9'10" (3.45 x 3.00)

DINING ROOM

12'1" x 10'2" (3.69 x 3.12)

KITCHEN

20'8" x 7'10" (6.30 x 2.41)

CLOAKROOM/WC

5'4" x 2'5" (1.65 x 0.74)

FIRST FLOOR**BEDROOM 1**

11'11" x 11'1" (3.64 x 3.38)

BEDROOM 2

12'4" x 7'8" (3.77 x 2.35)

BATHROOM

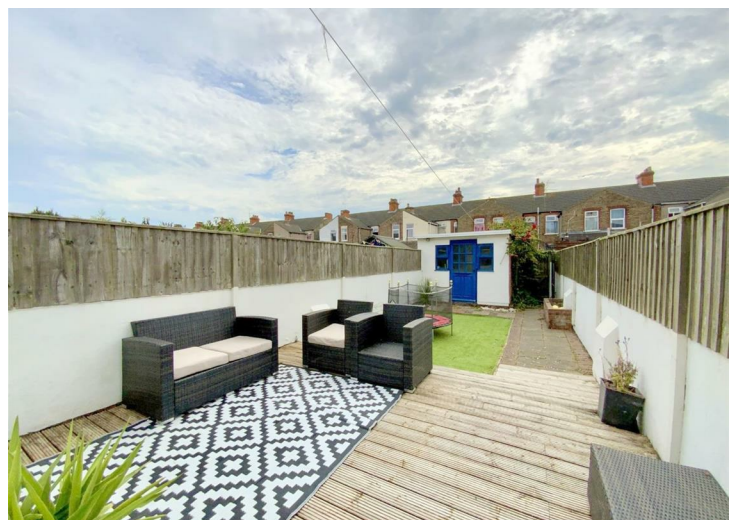
10'7" x 7'11" (3.23 x 2.42)

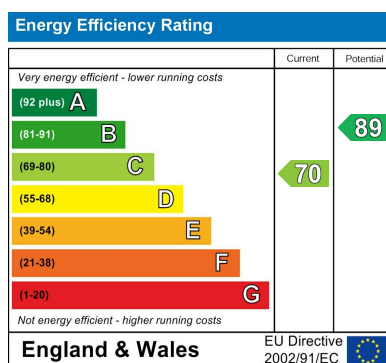
TENURE

Freehold

COUNCIL TAX BAND

A





Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore