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Hart Street

Cleethorpes
DN35 7RQ

Offers in the Region Of £117,950

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Property Introduction
This attractive three-bedroom mid-terrace home has been partially refurbished and tastefully redecorated throughout, creating a fantastic opportunity for first-time buyers and investors alike. Offering spacious and well-presented accommodation, the property benefits from gas central heating and uPVC double glazing for year-round comfort and efficiency. The accommodation briefly comprises a welcoming entrance hallway, a bright bay-fronted lounge flowing seamlessly into the dining room, a fitted kitchen, and a ground-floor bathroom. Upstairs, the first-floor landing leads to three well-proportioned bedrooms. Externally, the property enjoys low-maintenance gardens to both the front and rear, providing practical outdoor space with minimal upkeep required. This appealing home is ready to move straight into and early viewing is strongly recommended to avoid disappointment.

Entrance Hallway
uPVC double glazed entrance door to the front elevation. Staircase to the first floor.

Lounge
11' 4" x 9' 9" (3.45m x 2.96m)
uPVC double glazed bay window to the front elevation. Central heating radiator. Neutrally decorated with coving to the ceiling. Electric fire with surround. Opens to dining room.

Dining Room
12' 4" x 10' 3" (3.77m x 3.12m)
uPVC double glazed window to the rear elevation. Central heating radiator. Understairs cupboard. Laminate flooring.

Kitchen
7' 10" x 10' 6" (2.39m x 3.19m)
uPVC double glazed window and entrance door to the side elevation. Fitted with a range of newly fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob with extractor over. Tiled splashback. Gas boiler. Plumbing for a washing machine.

Bathroom
7' 7" x 5' 7" (2.32m x 1.69m)
Offering two uPVC double glazed windows to the rear elevation. Equipped with a close coupled w.c, pedestal wash hand basin and panelled bath. Central heating radiator.

First Floor Landing
Access to all three bedrooms.

Bedroom 1
13' 0" x 11' 5" (3.97m x 3.49m)
uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom 2
12' 5" x 7' 8" (3.78m x 2.34m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom 3
10' 2" x 7' 11" (3.09m x 2.42m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Outside
The property benefits from low maintenance front and rear gardens.

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 websitewww.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.

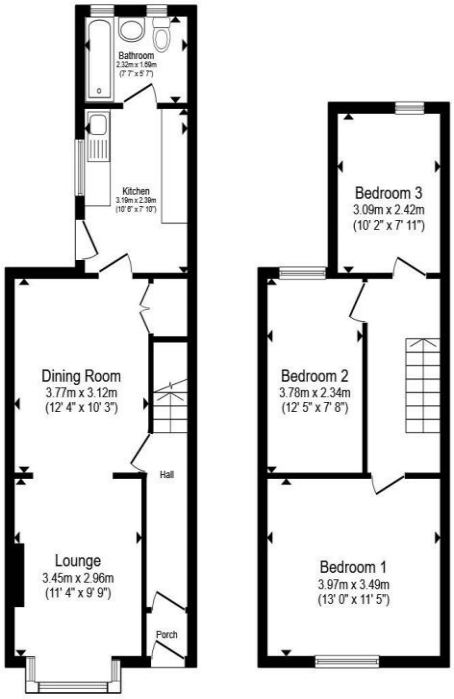
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.





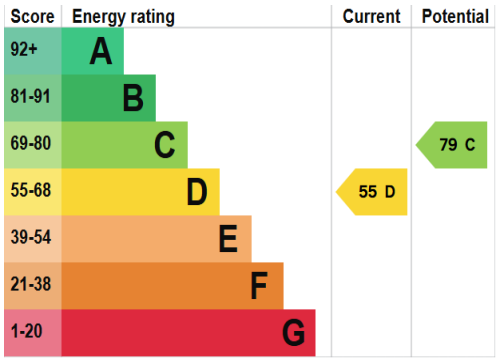


Ground Floor **First Floor**

Total floor area 79.5 m² (856 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

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