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Tiverton Street

Cleethorpes
DN35 7EE

£99,950

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Property Introduction

Offered for sale with no forward chain, this beautifully refurbished two-bedroom mid-terrace home on the popular Tiverton Street in Cleethorpes presents an outstanding opportunity for first-time buyers, downsizers and investors alike. Having undergone an extensive programme of improvements since being purchased in 2025, the property is ready to move straight into with nothing left to do. The current owner has carried out a comprehensive renovation, including a full re-wire, a brand-new central heating system, stylish redecoration throughout, a contemporary fitted kitchen and an impressive four-piece family bathroom, ensuring complete peace of mind for the next owner. The ground floor comprises a welcoming lounge which flows seamlessly into the dining room, creating a bright and sociable living space ideal for both everyday life and entertaining. To the rear, the newly fitted kitchen offers modern units, ample worktop space and a practical layout. As an added incentive, the vendor is including the kitchen white goods with any full asking price offer. To the first floor are two generous double bedrooms, complemented by a stunning four-piece bathroom featuring both a separate bath and shower, finished to a high standard. Externally, the property enjoys low-maintenance gardens to both the front and rear, providing pleasant outdoor spaces to relax or entertain. Conveniently located within easy reach of Cleethorpes seafront, local amenities, schools and excellent transport links, this exceptional home combines modern living with a popular location. Early viewing is highly recommended to fully appreciate the quality of accommodation and superb standard of finish on offer.

Entrance Hall

Entering the property reveals the entrance hall with coving to the ceiling, a radiator and laminate flooring.

Lounge

14' 6" x 9' 9" (4.42m x 2.96m)

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

Dining Room

13' 0" x 9' 9" (3.95m x 2.96m)

The dining room has a window to the rear coving to the ceiling, a radiator and laminate flooring.

Kitchen

The kitchen has a window to the side elevation, French doors to the rear, a radiator and vinyl flooring. There is also a modern fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric oven and induction hob with an extractor over.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

12' 0" x 13' 1" (3.66m x 3.99m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

13' 0" x 7' 10" (3.97m x 2.39m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bathroom

12' 9" x 7' 6" (3.88m x 2.28m)

The bathroom has an opaque window to the rear elevation, a radiator, complimentary tiling and vinyl flooring. There is also a modern suite with a WC, vanity basin, a bath and a shower cubicle with a mains shower.

Outside

With a low maintenance garden to the front. The rear garden has a lawn and patio area ideal for alfresco dining, all enclosed by perimeter fencing and walls with a gate to the rear passage.

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

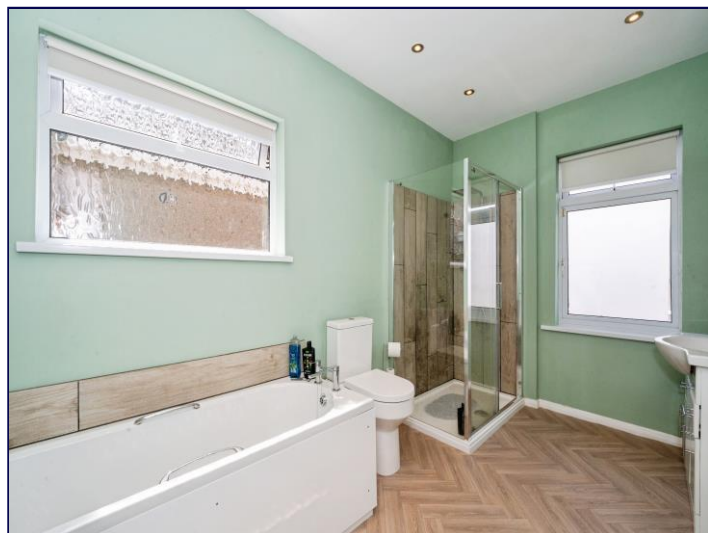
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

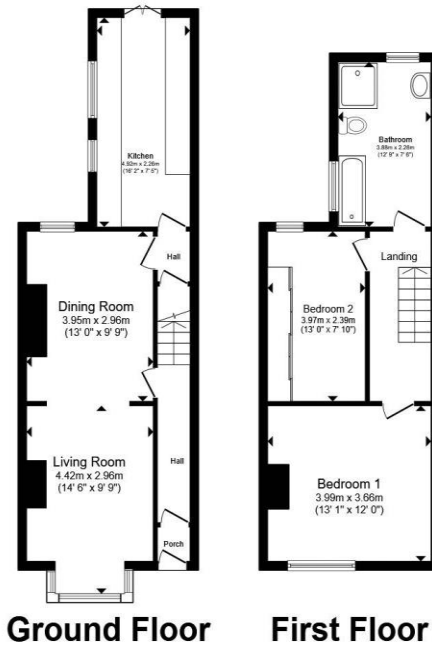
Free Valuations

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 83.1 m² (894 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		