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



Bentley Street

Cleethorpes
DN35 8DN

Offers in the Region Of £130,000

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Property Introduction

Ideally positioned just moments from the heart of Cleethorpes, this attractive three-bedroom end-terrace home presents an excellent opportunity for first-time buyers, young families and savvy investors seeking a well-located property with strong rental appeal. Enjoying close proximity to Cleethorpes town centre, the property is perfectly placed for a wide range of amenities including shops, cafés, supermarkets, popular schools, regular transport links and the renowned seafront promenade, making day-to-day living both convenient and enjoyable. Internally, the home offers well-planned and surprisingly spacious accommodation throughout. The ground floor features a welcoming separate lounge, ideal for relaxing evenings, while to the rear is a stylish modern open-plan kitchen diner, creating the perfect sociable hub for cooking, dining and entertaining. A ground floor bathroom completes the layout and offers practicality for busy households. To the first floor are three genuine double bedrooms, a rare and highly desirable feature in homes of this style and price range. Each room offers comfortable proportions with flexibility for family living, guest accommodation or home working space. Externally, the property benefits from low-maintenance gardens to both the front and rear, ideal for those seeking outside space without the upkeep. Particularly noteworthy is the rare advantage of off-road parking for two vehicles, with one space to the front and a further space to the rear—an increasingly valuable asset in this central location. For investors, the property offers excellent buy-to-let potential, with similar homes in the area achieving approximately £750 PCM, making this a compelling

addition to any portfolio. Combining space, convenience and investment potential in one appealing package, this is a fantastic opportunity to secure a versatile home in one of Cleethorpes' most convenient residential settings. Early viewing is highly recommended.

Entrance hall

A small entrance has uPVC frosted front door leading to stairs and ground floor rooms. The area has lemon colour decor, carpet and down light.

Lounge

12' 0" x 16' 0" (3.67m x 4.88m)

A good zipped front room with uPVC window to the front with vertical blinds, grey decor, grey carpet, ceiling light and radiator with cover.

Dining room

11' 8" x 16' 0" (3.56m x 4.87m)

Open plan to the kitchen area the dining room has uPVC bay window to the side and uPVC window to the rear, under stairs storage, vertical blinds, wood effect vinyl floor, neutral decor, cream vertical radiator, pendant light and two wall lights.

Kitchen

12' 7" x 9' 6" (3.84m x 2.89m)

With wood wall and base units with black work tops and splash back returns and sink drainer over. There is an electric hob and extractor, eyeliner oven grill, space for washing machine and integral fridge freezer. The room has grey tiled floor, uPVC window to the side with blind and two ceiling lights.

Family Bathroom

8' 4" x 8' 11" (2.54m x 2.73m)

The ground floor bathroom has separate walk in shower area, three piece white suite with vanity sink, white tiled splash backs, grey tiled floor, uPVC frosted window, chrome towel radiator and four down lights.

Stairs and landing

The stairs and landing have brown carpet, lemon decor, two down lights and loft access.

Bedroom One

11' 11" x 15' 11" (3.62m x 4.86m)

Bedroom Two

11' 7" x 12' 10" (3.54m x 3.91m)

Bedroom Three

11' 6" x 9' 7" (3.50m x 2.91m)

Front garden and parking

The front has been adopted and is being used as a second parking position, there is a drop kerb but we are not sure if it's a legal space or not but it is frequently used without issue. The garden to the front and side has low wall and gate out.

Rear garden

A enclosed gated area is laid to concrete with fence over wall to 6' on all sides. The double gate leads to the side entrance and to the pavement.

Driveway

A open fronted driveway at the end of the plot separate to the garden is laid to concrete and space for one car.

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.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

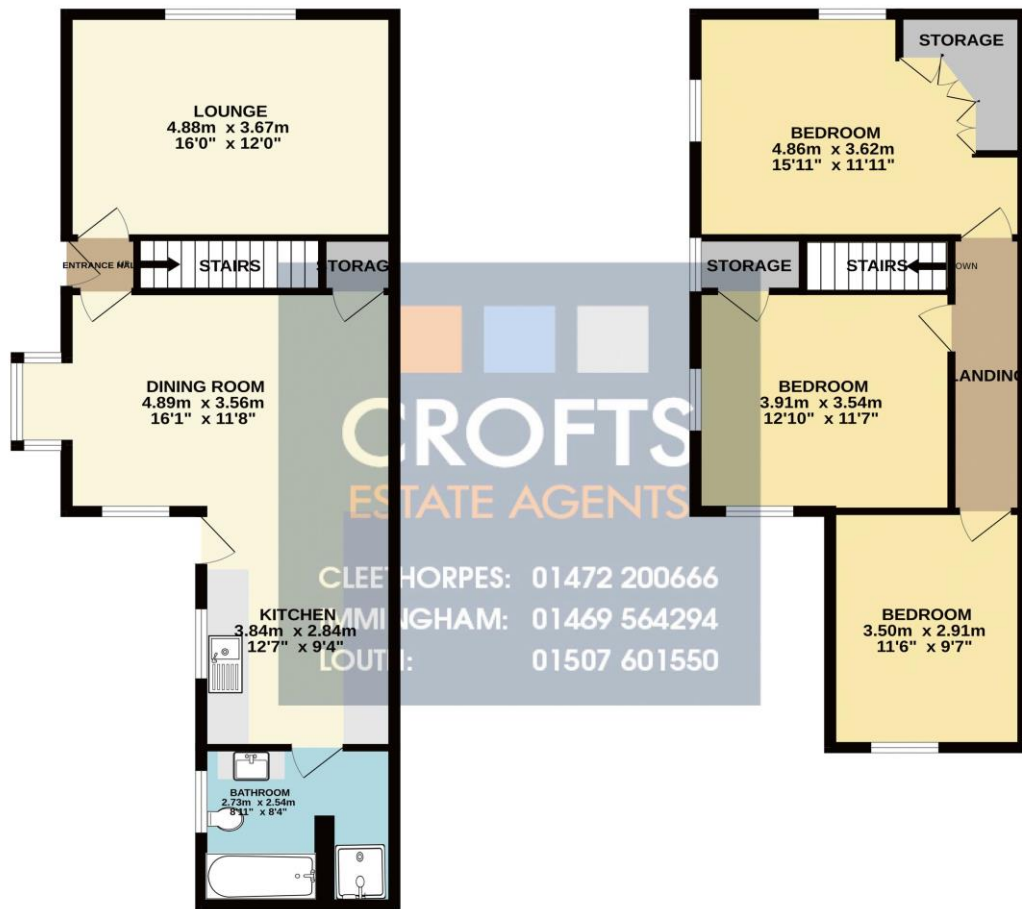
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN



GROUND FLOOR
58.5 sq.m. (630 sq.ft.) approx.

1ST FLOOR
50.5 sq.m. (544 sq.ft.) approx.



TOTAL FLOOR AREA: 109.0 sq.m. (1174 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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