



**96 Mill Road, Cleethorpes, North East Lincolnshire, DN35 8JD**  
**£160,000**



## Key Features:

- Traditional Three Storey Mid Town House
- Central Cleethorpes
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Three Bedrooms
- Spacious Top Floor Main Bedroom/En Suite
- Downstairs Bath/Wet Room
- No Forward Chain

A traditional three-storey mid terrace home, ideally located within short walking distance of the town centre and seafront.

The accommodation offers an open plan lounge/dining room and a modern fitted kitchen, with a bath/wet room on the ground floor for convenience.

Across the upper floors are three bedrooms, including a spacious top floor main bedroom with en suite - the perfect private retreat. Externally, there's a good-sized enclosed garden to the rear.

Offered with no forward chain, the home presents a rare opportunity to create a home that's truly your own in this popular area of Cleethorpes...Viewing highly recommended.



## ENTRANCE HALL

With staircase to the first floor.

## LOUNGE

9'11" x 9'10" (3.03 x 3.00)

A bay fronted lounge, with archway opening into:-

## DINING ROOM

13'11" x 9'11" (4.26 x 3.03)

Featuring a period style open fireplace, with understairs storage cupboard, and rear aspect window.

## KITCHEN

11'9" x 7'6" (3.60 x 2.30)

With a range of modern gloss units, contrasting worktops inset with a stainless steel sink, built-in oven, ceramic hob, and space for further appliances. Side aspect window and entrance door.

## BATH/WET ROOM

10'1" x 6'7" (3.09 x 2.01)

Fully tiled, with bath, shower, WC and pedestal basin.

## FIRST FLOOR

### BEDROOM 2

13'11" x 7'8" (4.26 x 2.36)

To rear aspect, with feature fireplace.

### BEDROOM 3

10'7" x 9'10" (3.25 x 3.01)

To front aspect, with feature fireplace, and built in double wardrobe.

## SECOND FLOOR

### BEDROOM 1

20'3" x 13'3" (6.19 x 4.06)

Of dual aspect, featuring a Velux window to the rear, and built-in wardrobes.

## EN-SUITE

6'7" x 5'10" (2.02 x 1.80)

Fitted with a quadrant shower enclosure, pedestal basin, and WC. Further Velux window.

## TENURE

FREEHOLD

## COUNCIL TAX

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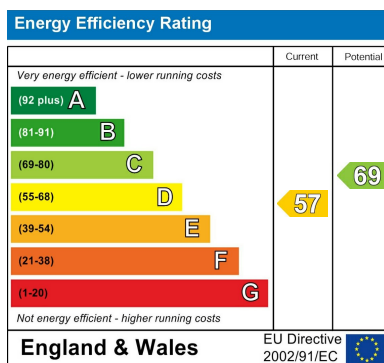


GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) 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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## 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.

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