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



Daubney Street

Cleethorpes
DN35 7NL

Offers in the Region Of
£81,000

OFFERED FOR SALE WITH NO FORWARD CHAIN * Situated on ever-popular Daubney Street, this rare easy access mid-terrace house has a wide disabled friendly entrance and provides spacious accommodation with gas central heating and mainly fitted with uPVC double glazing. The property was re-roofed in 2014. Nearby are a wide variety of local amenities, schools and bus links. Briefly comprising:- Entrance Hall, front Lounge, linked Sitting Room, Kitchen with white units and bay window, dining room leading to a small room which could be put back as a WC again. Landing, three Bedrooms and a spacious Bathroom with a white suite and a shower over the bath. The rear garden is part concreted for ease of maintenance and features a large insulated shed. The property would benefit from modernisation as it retains many original features, which provides an opportunity to decorate to your personal taste. Daubney Street links Grimsby Road and Queen Mary Avenue and shopping facilities, leisure facilities and regular buses are all within easy reach.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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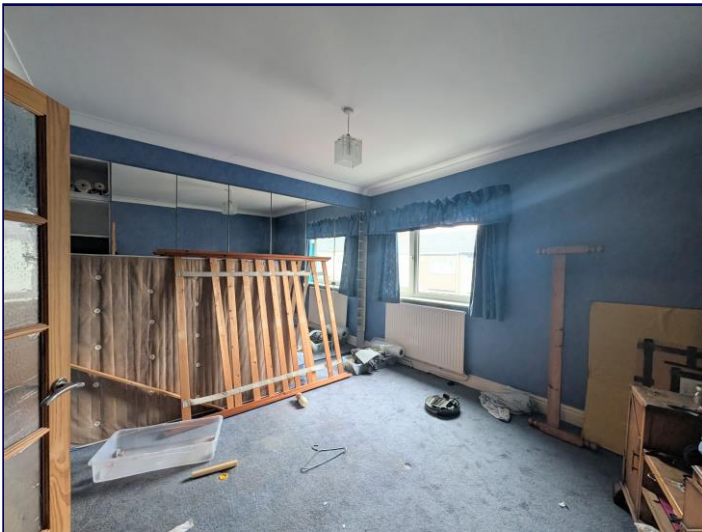
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Entrance Hall

A corridor style hallway that links the kitchen to the lounge with a central heating radiator and from where the staircase leads to the first floor.

Lounge

12' 2" x 11' 2" (3.72m x 3.40m)

An easily accessed room with a central heating radiator and fireplace that links in an open-plan style to the living room. Partially uPVC double glazed doors and window to the front elevation. The sitting room is found open plan off the lounge.

Sitting Room

13' 1" x 9' 9" (4.00m x 2.96m)

Adjacent to the lounge and with a central heating radiator with uPVC double glazed window to the rear elevation.

Kitchen/Diner

26' 3" x 9' 1" (8.00m x 2.76m)

Attractively equipped with a range of white wall and base cabinets with coloured worktops incorporating a single drainer stainless steel sink unit. There is a area designed to accommodate a free-standing cooker with canopy above and a breakfast bar, perfect for a fridge and freezer. Plumbed for under-counter washing machine. Separated from the kitchen by the breakfast bar and with uPVC double glazed window to the side elevation. The door leads to the utility room.

WC

3' 5" x 9' 1" (1.03m x 2.76m)

Leads directly to the rear garden, it is fitted with uPVC double glazed door and windows to the rear elevation. Also plumbing in place for anyone wishing to re-fit a WC.

First Floor Landing

The first floor landing provides loft access.

Bedroom One

12' 2" x 12' 9" (3.72m x 3.88m)

uPVC double glazed window to the front elevation. A good size bedroom at the front of the house with a central heating radiator and fitted wardrobe.

Bedroom Two

12' 10" x 9' 8" (3.91m x 2.95m)

uPVC double glazed window to the rear elevation. A pleasant bedroom with a central heating radiator.

Bedroom Three

7' 7" x 9' 1" (2.30m x 2.76m)

uPVC double glazed window to the rear elevation. A single bedroom which also contains the hot water storage and with a central heating radiator.

Bathroom

6' 11" x 6' 2" (2.12m x 1.88m)

uPVC double glazed window to the rear elevation. Of very good size comprising a white suite including a corner bath with a chrome mixer shower above, a pedestal wash basin and a W.C. There is a central heating radiator and the walls are partly tiled.

Outside

To the front of the house there is a sloped concrete foregarden whilst to the rear the garden is concreted with a small planting area. The boundaries are part walled and part fenced and there is a large garden shed.

Information supplied by owner

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above and the property has the benefit of mainly uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The tenure is Freehold - subject to solicitors verification. This property is available for immediate purchase. It has excellent rental potential, with an earnings of approximately £7,000 per annum, making it an attractive opportunity for investors. For first-time buyers, this property offers a great starting point for owning a home. This property should also be of interest to those with mobility issues as the French doors were fitted with a low threshold for wheelchairs.

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.

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.

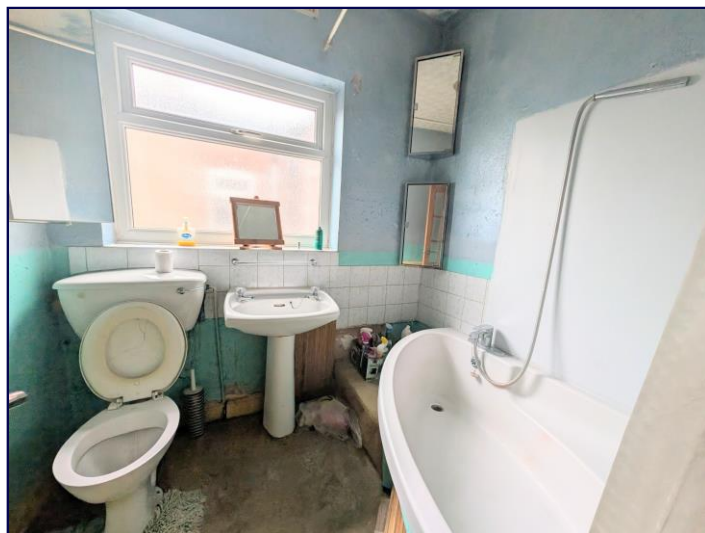
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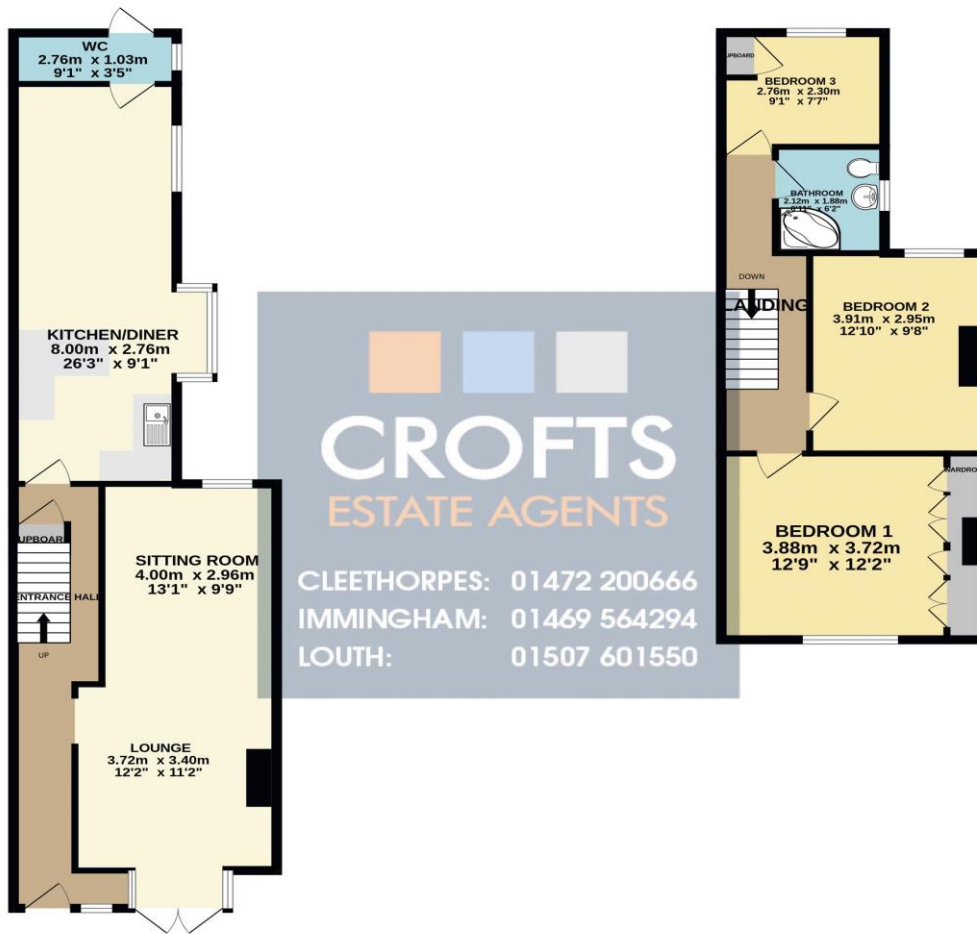
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GROUND FLOOR
62.6 sq.m. (673 sq.ft.) approx.

1ST FLOOR
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA: 108.4 sq.m. (1167 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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