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



Manchester Street

Cleethorpes
DN35 7QE

Offers in the Region Of £119,950

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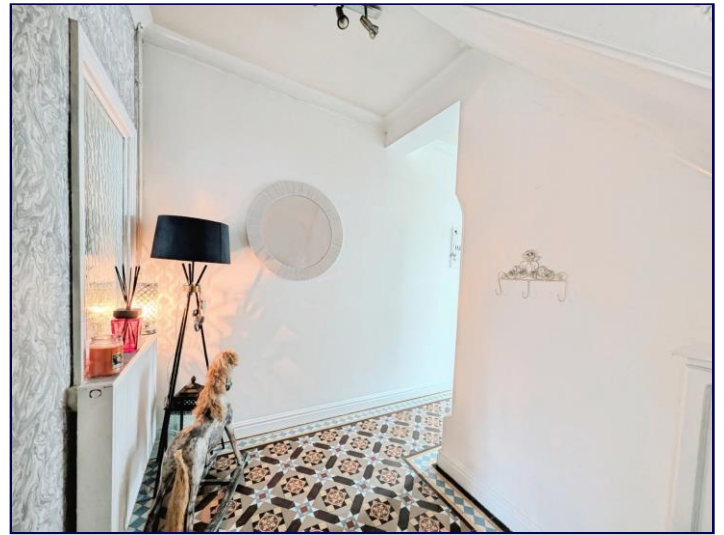
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Property Introduction

Situated on the ever-popular Manchester Street in Cleethorpes, this beautifully presented mid-terrace property offers stylish and modern living throughout, making it an ideal purchase for a young family or first-time buyer. Tastefully decorated in contemporary tones, the home is ready to move straight into and provides spacious accommodation across two floors. The ground floor comprises a welcoming lounge, perfect for relaxing evenings, together with a spacious dining room which flows open plan into the modern fitted kitchen, creating a sociable and practical living space ideal for both everyday family life and entertaining. The kitchen offers ample storage and workspace, while a convenient ground floor WC adds further practicality to the layout. Upstairs, the property boasts three bedrooms, including two generous double bedrooms and a single room, ideal as a child's bedroom, nursery, or home office. Completing the first floor is a spacious four-piece family bathroom featuring both a bath and separate shower cubicle. Externally, the home benefits from low-maintenance gardens to both the front and rear, providing attractive outdoor spaces without the upkeep. Conveniently positioned close to local amenities, schools, and transport links, this fantastic home combines comfort, style, and practicality in a sought-after residential location. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a mosaic floor.

Lounge

13' 11" x 10' 8" (4.23m x 3.26m)

The lounge has a window to the front elevation, coving to the ceiling and vinyl flooring.

Dining Room

13' 4" x 9' 7" (4.07m x 2.93m)

The dining room has a window to the side elevation, a radiator and a tiled floor.

Kitchen

7' 10" x 9' 7" (2.39m x 2.93m)

The kitchen has a window to the side elevation, a tiled floor and a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

Lobby

Off the kitchen with a door to the rear elevation, a radiator and a tiled floor.

WC

4' 11" x 3' 4" (1.49m x 1.01m)

The WC has an opaque window to the rear elevation, vinyl flooring and a WC.

First Floor Landing

With access to the loft and a carpeted floor.

Bedroom One

13' 10" x 14' 1" (4.21m x 4.30m)

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

Bedroom Two

7' 7" x 6' 6" (2.31m x 1.98m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor.

Bedroom Three

13' 4" x 9' 8" (4.06m x 2.94m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

8' 1" x 11' 0" (2.47m x 3.35m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a four piece suite with a WC, basin, corner bath and a shower cubicle with a mains shower.

Outside

With well maintained low maintenance gardens to the front and rear.

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.

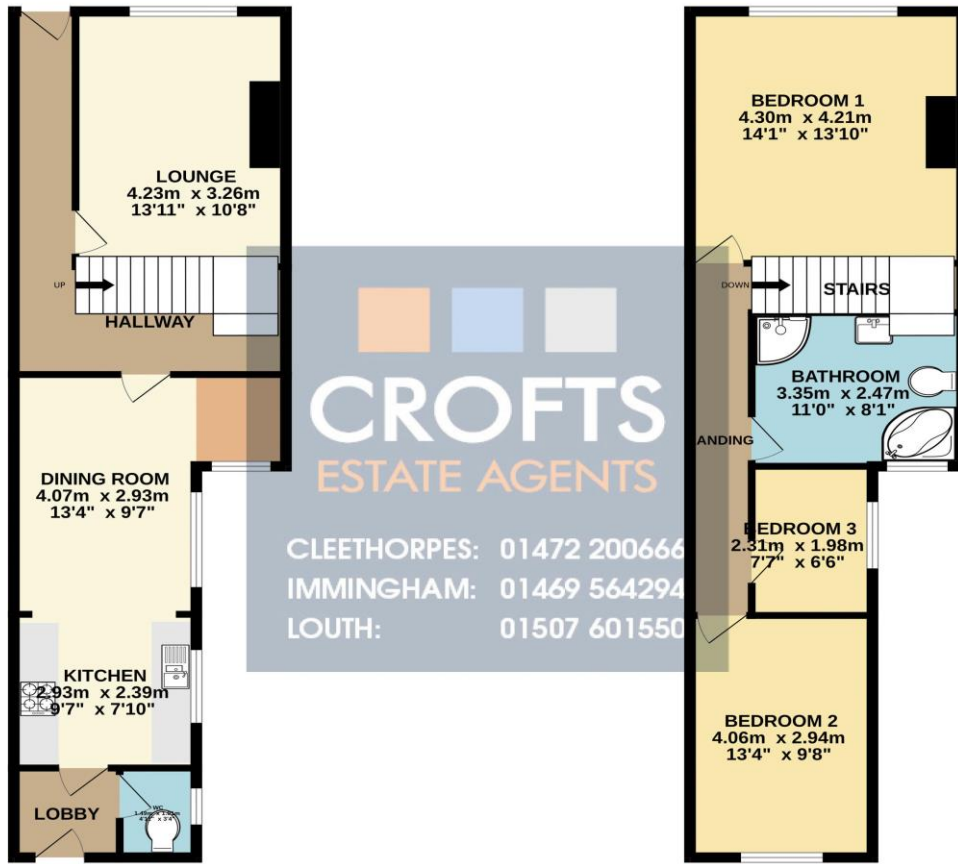
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR
51.7 sq.m. (556 sq.ft.) approx.

1ST FLOOR
51.8 sq.m. (558 sq.ft.) approx.



TOTAL FLOOR AREA: 103.5 sq.m. (1114 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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