



16 Whites Road, Cleethorpes, DN35 8RP
£120,000

Key Features:

- Two Bedroom Mid Terrace Home
- Central Cleethorpes
- Two Reception Rooms
- Kitchen & Ground Floor Bathroom
- Two Double Bedrooms
- Low Maintenance Gardens
- No Forward Chain

Situated in a popular residential area of Cleethorpes, this well-presented two bedroom mid terrace home is within easy walking distance of the seafront.

The bay-fronted lounge features a fireplace incorporating a coal-effect gas fire, with a separate dining room positioned to the rear. This leads through to the fitted kitchen, which offers a range of units together with a built-in oven and gas hob.

Beyond the kitchen, a rear entrance lobby incorporates a useful utility area, with the bathroom adjoining and fitted with a bath and shower over. To the first floor are two well-proportioned double bedrooms of a similar size.

Outside, the property has a low-maintenance rear garden.

The property is conveniently positioned for the many amenities and attractions of Cleethorpes, with Sea View Street and St Peter's Avenue also within easy reach, offering a wide selection of shops, cafés, bars and restaurants. Local schools are also close by.

Offering well maintained accommodation in a particularly convenient location, the property would make an ideal first-time purchase or buy-to-let investment.



LOUNGE
12'11" x 11'1" (3.94 x 3.40)

DINING ROOM
11'1" x 11'1" (3.39 x 3.38)

KITCHEN
11'0" x 6'6" (3.37 x 2.00)

BATHROOM
7'5" x 5'6" (2.27 x 1.68)

FIRST FLOOR

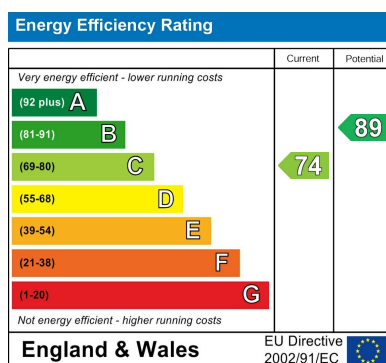
BEDROOM 1
11'1" x 11'1" (3.40 x 3.40)

BEDROOM 2
11'1" x 11'1" (3.40 x 3.40)

TENURE
FREEHOLD

COUNCIL TAX BAND
A





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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore