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



Ward Street

Cleethorpes
DN35 7RD

Offers in the Region Of £97,000

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Property Introduction

This well-presented three-bedroom mid-terrace home is an excellent opportunity for first-time buyers or investors. Offered to the market with no forward chain, the property benefits from uPVC double glazing and gas central heating throughout. The accommodation briefly comprises an entrance porch, hallway, spacious lounge, separate dining room, kitchen, rear lobby, bathroom, and separate WC on the ground floor. To the first floor, there is a landing providing access to three well-proportioned bedrooms. Externally, the property features front and rear gardens, offering outdoor space for relaxation or entertaining. Situated in an established and popular residential area, the property is within walking distance of local shops and amenities and is also within easy reach of the Cleethorpes seafront, with its wide range of shops, restaurants, and leisure facilities.

Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door to the hallway.

Hallway

Staircase to the first floor accommodation. Central heating radiator.

Lounge

11' 5" plus bay x 9' 6" (3.468m x 2.883m)
uPVC double glazed bay window to the front elevation. Central heating radiator. Decorative fireplace. Sliding doors opening from the dining room.

Dining Room

12' 4" x 10' 0" (3.764m x 3.048m)
uPVC double glazed window to the rear elevation. Central heating radiator. Decorative fireplace.

Lobby

Understairs cupboard. Access to the kitchen.

Kitchen

10' 6" x 7' 11" (3.212m x 2.412m)
The kitchen offers a uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Splashback tiling. Integrated oven and four ring gas hob. Tiled flooring. Plumbing for a washing machine. Central heating radiator.

Rear Hallway

uPVC double glazed side entry door. Doors to the w.c and bathroom.

Cloakroom

4' 6" x 2' 6" (1.382m x 0.762m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

8' 1" x 4' 5" (2.453m x 1.352m)

White suite comprising panelled bath with screen and shower over and finally a pedestal wash hand basin. Radiator. uPVC double glazed window to the rear elevation.

First Floor Landing

Loft access. Doors to the three bedrooms.

Bedroom One

11' 5" x 12' 10" (3.470m x 3.920m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe.

Bedroom Two

12' 5" x 7' 10" (3.775m x 2.396m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

10' 1" x 7' 11" (3.080m x 2.423m)

uPVC double glazed window to the rear. Central heating radiator. Wall mounted gas boiler.

Outside

The property benefits from gardens to the front and rear elevations, with the rear garden enjoying a sunny aspect.

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
42.5 sq.m. (458 sq.ft.) approx.

1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.

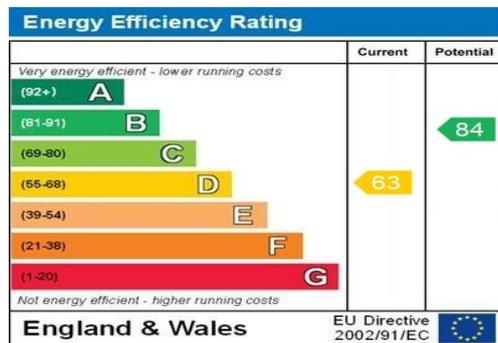


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TOTAL FLOOR AREA: 77.8 sq.m. (838 sq.ft.) approx.

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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