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



Coronation Road

Cleethorpes
DN35 8RJ

Offers in Excess of £110,000

OPEN TO SENSIBLE OFFERS, close to the heart of Cleethorpes, near to amenities and transport links, fantastic schools and ideal for a first time buyer or investor looking to add to their portfolio, is this **THREE BEDROOM MID TERRACE** house. Briefly internally comprising entrance hall and porch, good sized lounge, even larger dining room, fitted galley style kitchen, ground floor wet room which was only recently completed to the ground floor, with three good sized bedrooms to the first floor, two of which are doubles. Outside the property has low maintenance gardens to the front and well maintained smart gardens to the south facing rear. The property would benefit for a scheme of modernisations.

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Porch

3' 3" x 2' 11" (1.00m x 0.90m)

With cream decor, red carpet and frosted uPVC door.

Entrance Hall

10' 10" x 2' 11" (3.29m x 0.90m)

With red carpet, cream decor, radiator and pendant light.

Lounge

11' 3" x 9' 10" (3.44m x 2.99m)

The lounge has uPVC bay window to the front, cream decor to coving, neutral cream carpet, three wall lights, radiator, with gas fire having wood surround and marble inset and hearth.

Dining room

11' 2" x 13' 3" (3.41m x 4.04m)

A large dining room has uPVC window to the rear, cream and white decor to coving, burnt orange carpet, pendant light, radiator, under stairs storage, gas fire with wood surround, marble inset and hearth.

Kitchen

11' 7" x 7' 5" (3.54m x 2.27m)

Light wood kitchen to both sides in a galley style with granite effect worktops and sink drainer over. The room has integral oven grill, microwave, gas hob with extractor over, space for washing

machine, aqua boarded splash backs, uPVC window and blind, grey tile effect vinyl floor and strip light.

Utility room

2' 7" x 7' 5" (0.80m x 2.27m)

A small area off the kitchen with space for a tall fridge freezer with uPVC frosted door to the rear garden.

Wet shower room

9' 4" x 7' 7" (2.85m x 2.31m)

An angled shower room has wet room floor with matching white WC and sink. The walls have cloudy cream tiling with light brown vinyl floor, ceiling light, radiator and frosted uPVC window to the rear.

Stairs and landing

The stairs and landing have cream decor, red carpet and pendant light.

Bedroom One

11' 3" x 13' 4" (3.43m x 4.07m)

The largest bedroom has burnt orange carpet, cream decor, radiator, uPVC window to the front and pendant light.

Bedroom Two

11' 3" x 10' 3" (3.44m x 3.12m)

'The second bedroom has blue carpet, grey decor with feature wall, radiator, built in storage, uPVC window and pendant light.

Bedroom Three

11' 6" x 7' 7" (3.50m x 2.30m)

With uPVC window to the rear, cream carpet, pendant light and radiator.

Front garden

A low maintenance concrete front garden has low wall to all sides with iron gate to pavement.

Rear garden

A tidy south facing rear garden has concrete path to rear timber gate, neat well maintained lawn with well stocked border. Wall and fence boundaries with concrete hardstanding for timber shed.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 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

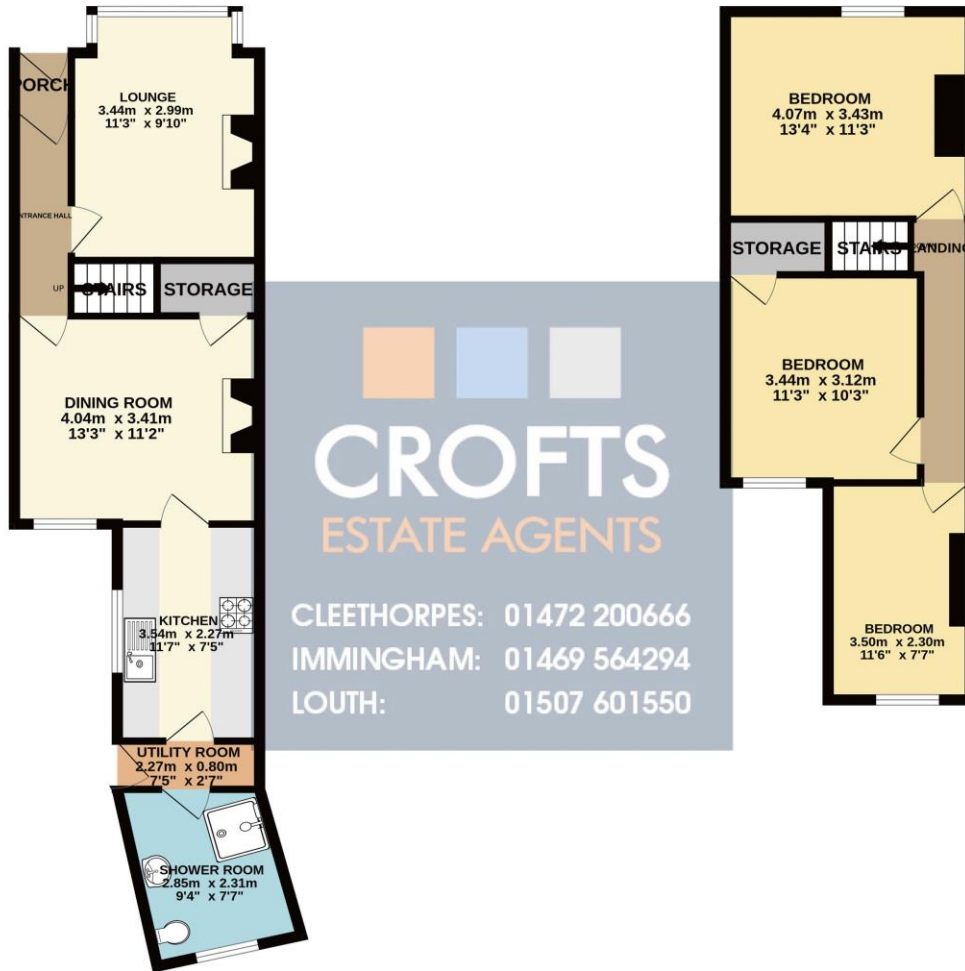
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR
46.5 sq.m. (501 sq.ft.) approx.

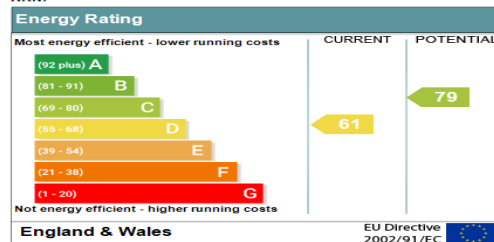
1ST FLOOR
37.2 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA: 83.7 sq.m. (901 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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Address: 55 Coronation Road, CLEETHORPES, DN35 8RJ
RRN:



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