



**99 Tiverton Street, Cleethorpes, North East Lincolnshire, DN35 7EF**  
**£70,000**



### Key Features:

- Two Bedroom Mid Terrace Property
- Ideal Rental Investment
- Requiring Modernisation/Refurbishment
- Close To Local Amenities & Schools
- Two Reception Rooms
- Downstairs WC & Spacious First Floor Bathroom
- No Forward Chain

A traditional two bedroom mid terrace home located in this established area of Cleethorpes, with easy access to the town centre and seafront.

An ideal buy to let investment property which requires a scheme of modernisation and refurbishment, comprising; entrance hall, lounge, dining room, kitchen, downstairs wc, and first floor with two bedrooms and a bathroom. Front and rear gardens. Offered for sale with No Forward Chain.





## ENTRANCE HALL

With staircase to the first floor.

## LOUNGE

10'10" x 9'8" (3.31 x 2.97)

With a bow window to front aspect, and gas fire. Glazed double doors separating the dining room.

## DINING ROOM

12'5" x 10'2" (3.79 x 3.10)

With a rear aspect window, and gas fire with surround.

## KITCHEN

11'0" x 6'9" (3.36 x 2.06)

Comprising of fitted units, worktops incorporating a stainless steel sink, and space for all appliances. Wall mounted gas central heating boiler. Side aspect window, and access to the rear garden.

## WC

5'5" x 2'7" (1.66 x 0.80)

## FIRST FLOOR

### BEDROOM 1

12'1" x 11'7" (3.70 x 3.54)

To front aspect.

### BEDROOM 2

12'4" x 6'10" (3.76 x 2.09)

To rear aspect.

## BATHROOM

9'11" x 7'8" (3.04 x 2.36)

A spacious bathroom comprising a panelled bath, pedestal basin and wc.

## TENURE

FREEHOLD

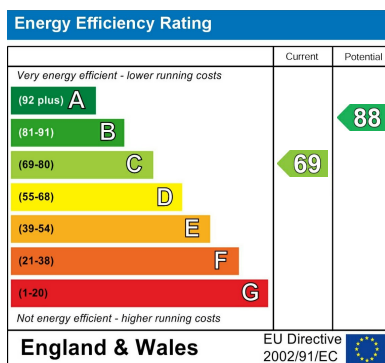
## COUNCIL TAX BAND

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12025



## 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