



62 Clee Crescent, Grimsby, North East Lincolnshire, DN32 8LZ
£155,000

Key Features:

- Two Bedroom Semi Detached Cottage, Circa 1870
- Grade II Listed
- Desirable Old Clee Location
- Grimsby/Cleethorpes Border
- Off Road Parking
- No Forward Chain

A Grade II listed semi detached cottage dating back to circa 1870, located within the ever popular residential area of Old Clee, close to the church. The property offers a wealth of period charm and character, with well maintained accommodation comprising an entrance porch, living room, dining room, kitchen, and first floor with two double bedrooms and a bathroom. Externally there are low maintenance enclosed gardens and driveway parking to the rear. Offered for sale with No Forward Chain.



LOUNGE

13'8" x 11'11" (4.17 x 3.64)

A dual aspect living room with brick fireplace incorporating a log burning stove.

DINING ROOM

12'0" x 7'11" (3.67 x 2.43)

Dining area with staircase leading to the first floor, understairs cupboard, and side aspect window.

KITCHEN

10'4" x 7'7" (3.17 x 2.32)

Fitted with a range of wooden units, worktops inset with a stainless-steel sink, built-in oven, ceramic hob, and space for further appliances. Wall mounted gas central heating boiler, and rear entrance door.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

16'1" x 10'4" (4.91 x 3.17)

Rear aspect bedroom, with built-in storage/airing cupboard.

BEDROOM 2

13'7" x 11'10" (4.16 x 3.63)

Front aspect bedroom, with fitted wardrobes.

BATHROOM

6'3" x 5'0" (1.92 x 1.53)

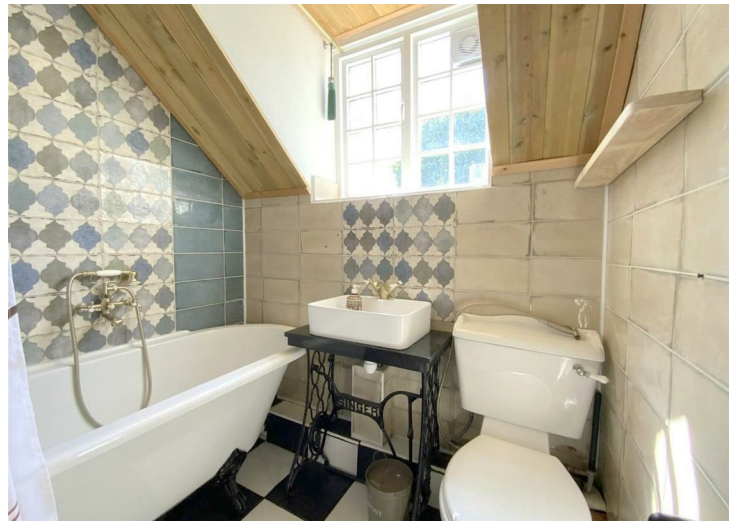
Fitted with a traditional style suite comprising a bath with shower over, wash stand, and WC.

TENURE

Freehold

COUNCIL TAX BAND

B



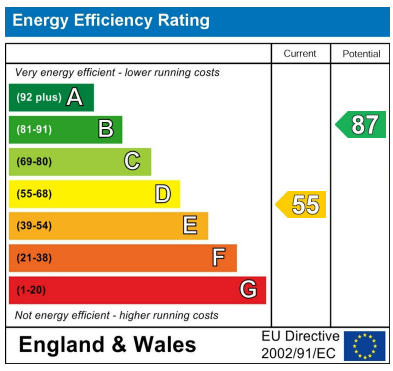
GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

While 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. Made with Homage v10/20



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

