



**107 Campden Crescent, Cleethorpes, North East Lincolnshire, DN35 7UG**  
**£180,000**

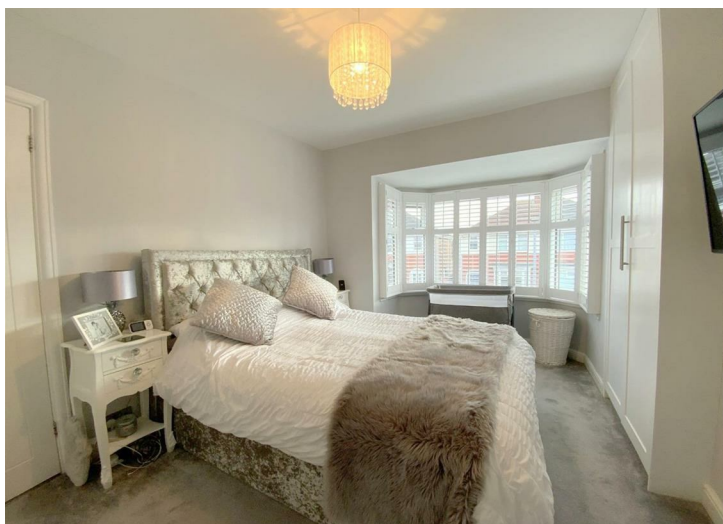


### Key Features:

- Traditional Bay Fronted Semi Detached
- Three Good Sized Bedrooms
- Modern Kitchen & Bathroom
- Open Plan Lounge/Dining Room
- Spacious Driveway
- Close To Popular Primary School
- Ideal First Time Purchase

A tastefully modernised three bedroom semi detached home located just off Brereton Avenue, in this popular residential area, a short distance from the town centre and seafront.

Immaculately presented throughout, featuring traditional style bay windows and high ceilings, the accommodation offers; a front entrance hall, spacious dual aspect lounge/dining room, a modern fitted kitchen, and to the first floor are three good sized bedrooms and a bathroom. Generous driveway parking to the front, and an enclosed lawned garden at the rear. An ideal first time buy...Viewing Highly Recommended.





### ENTRANCE HALLWAY

Front entrance to the property, with an understairs storage cupboard.

### LOUNGE

13'10" x 11'1" (4.23 x 3.40)

A bay fronted lounge featuring plantation shutters, and a modern wall mounted gas fire. Open plan to:-

### DINING ROOM

13'6" x 10'5" (4.13 x 3.19)

With feature fireplace, and French doors opening onto the rear garden.

### KITCHEN

15'11" x 6'1" (4.86 x 1.87)

A galley style kitchen fitted with a range of modern white gloss units. Including a ceramic Belfast sink, built-in electric oven and hob with extractor over, and plumbing for a washing machine. Base unit housing the gas central heating boiler (New 2021). Understairs storage cupboard/pantry providing ideal space for a fridge/freezer. Side and rear aspect windows, and access to the side of the property.

### FIRST FLOOR LANDING

With an obscure glazed window to side aspect.

### BEDROOM 1

14'1" x 9'10" (4.31 x 3.00)

To front aspect featuring a bay window with plantation shutters, and two built-in double wardrobes.

### BEDROOM 2

13'0" x 8'10" (3.97 x 2.70)

A second double bedroom, to rear aspect.

### BEDROOM 3

8'9" x 7'9" (2.68 x 2.38)

To rear aspect.

### BATHROOM

6'2" x 5'5" (1.90 x 1.67)

Fitted with a modern wall mounted basin, wc, and panelled bath with overhead rainfall shower. Heated towel rail. Access to loft. Obscure glazed window.

### OUTSIDE

The property stands open plan to the front, being fully paved with brick edging providing valuable off road parking for two cars. Gated access leads to the rear garden which is mainly laid to lawn with raised decking areas.

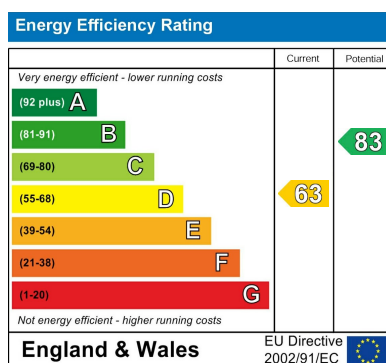
### TENURE

Freehold

### COUNCIL TAX BAND

B





## 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