



**11 Westfield Grove, Cleethorpes, North East Lincolnshire, DN35 8EL**  
**£99,000**

## Key Features:

- Refurbishment Opportunity
- Mid Terrace Property
- Three Double Bedrooms
- Spacious Living Room
- Open Plan Kitchen Diner
- Ground Floor Bathroom
- Generous Rear Garden
- Off Road Parking
- No Forward Chain

This three bedroom mid terrace home offers an excellent refurbishment opportunity, ideally located within short walking distance of the seafront and town centre amenities.

The accommodation comprises an entrance hall, spacious living room, conservatory extension, kitchen diner and a downstairs bathroom. To the first floor are three good sized double bedrooms. Outside, the property benefits from a generously sized rear garden, and off road parking. Offered for sale with no forward chain.



**LIVING ROOM**

15'2" x 12'5" (4.63 x 3.80)

**KITCHEN DINER**

19'0" x 9'3" (5.81 x 2.84)

**CONSERVATORY**

15'5" x 8'5" (4.70 x 2.58)

**BATHROOM**

5'8" x 5'1" (1.75 x 1.57)

**FIRST FLOOR**

**BEDROOM 1**

12'10" x 10'11" (3.93 x 3.35)

**BEDROOM 2**

12'2" x 11'8" (3.72 x 3.57)

**BEDROOM 3**

9'9" x 7'5" (2.98 x 2.27)

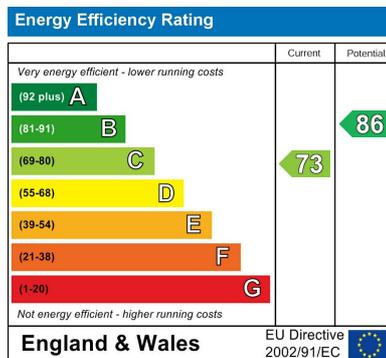
**TENURE**

Freehold

**COUNCIL TAX BAND**

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### 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

