



65C Freston Street, Cleethorpes, North East Lincolnshire, DN35 7NX
£114,950

Key Features:

- Newly Built Three Storey Detached Property
- Two Bedrooms
- Kitchen Diner
- Spacious Living Room
- First Floor Bathroom
- Downstairs Cloakroom/WC
- Off Road Parking
- Ideal First Time Buy
- No Forward Chain

A newly built two bedroom detached property situated within an established residential area of Cleethorpes, conveniently positioned for local amenities and within a short distance of the seafront. This attractive home offers well planned accommodation arranged over three floors and finished with a modern contemporary feel throughout. The property is accessed via the kitchen diner, fitted with a range of sleek units, a breakfast bar, built-in oven and hob, and laundry appliances. The living room is a bright and spacious reception area, offering a comfortable and versatile setting for everyday living. A ground floor cloakroom/WC adds further convenience. To the first floor is the second bedroom served by a modern well-appointed bathroom with a shower over the bath, vanity unit and WC. The second floor offers a landing area with bespoke fitted storage cupboards and leads to the main bedroom, creating a private top floor retreat. Externally, the property benefits from a small paved garden area to the front, together with the advantage of off-road parking.



KITHCEN DINER

11'11" x 7'7" (3.64 x 2.32)

LIVING ROOM

12'0" x 11'9" (3.68 x 3.59)

CLOAKROOM/WC

4'11" x 2'2" (1.52 x 0.68)

FIRST FLOOR

BEDROOM 2

12'1" x 7'4" (3.69 x 2.24)

BATHROOM

7'4" x 3'11" (2.26 x 1.21)

SECOND FLOOR

BEDROOM 1

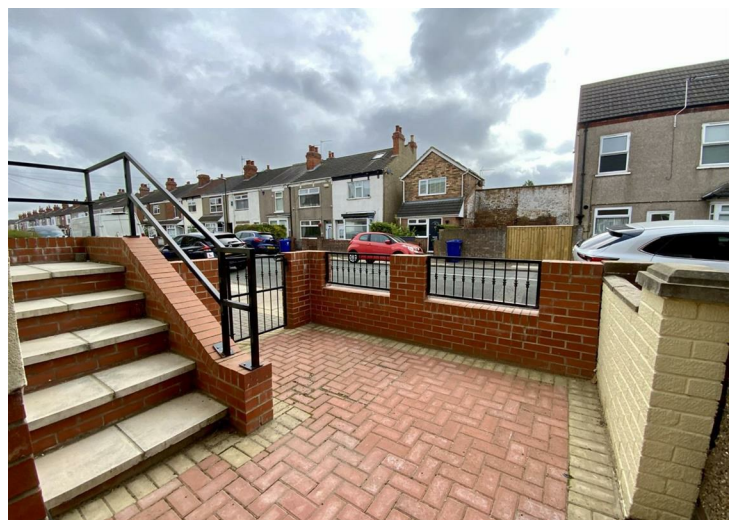
12'1" x 11'8" (3.69 x 3.56)

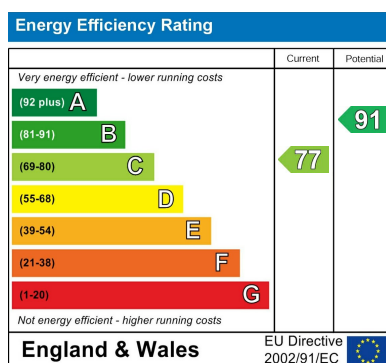
TENURE

FREEHOLD

COUNCIL TAX BAND

A





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

