



77 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8HY
£112,500

Key Features:

- REFURBISHMENT PROJECT
- Traditional Mid Terrace Property
- Central Cleethorpes
- Three Bedrooms
- Two Reception Rooms
- No Forward Chain

A three bedroom mid terrace property ideally situated a short walk from the seafront and all local amenities. Requiring a scheme of modernisation, this is an excellent opportunity for those looking to put their own stamp on a property or as a rental investment in central Cleethorpes.

The accommodation offers a traditional layout, comprising; entrance hall, lounge, dining room, kitchen, utility room, and a downstairs wc. The first floor landing leads to three bedrooms and a bathroom. Gardens to the front and rear. Offered for sale with No Forward Chain.



ENTRANCE HALL

With staircase to the first floor.

LOUNGE

14'4" x 10'3" (4.37 x 3.14)

Measured into bay window.

With French doors separating the dining room.

DINING ROOM

13'1" x 10'8" (4.00 x 3.27)

To rear aspect, with fireplace incorporating a modern electric fire.

KITCHEN

8'11" x 5'6" (2.72 x 1.68)

Comprising of wall and base units, stainless steel sink, and wall mounted gas central heating boiler (New 2022). Understairs storage cupboard. Side aspect window.

UTILITY ROOM

8'11" x 5'6" (2.72 x 1.68)

With access onto the rear garden.

W/C

6'6" x 4'11" (2.00 x 1.52)

FIRST FLOOR LANDING

A split-level landing with access to the loft.

BEDROOM 1

13'9" x 12'2" (4.21 x 3.72)

To front aspect.

BEDROOM 2

13'1" x 8'1" (4.00 x 2.48)

To rear aspect.

BEDROOM 3

8'3" x 7'3" (2.52 x 2.23)

To rear aspect.

BATHROOM

7'6" x 4'4" (2.29 x 1.33)

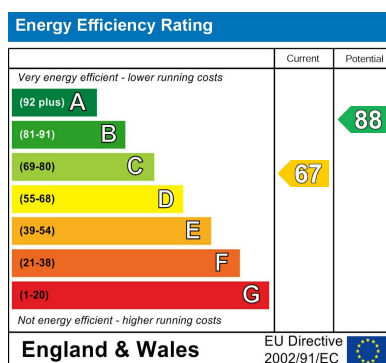
Fitted with a panelled bath, pedestal basin and wc.

COUNCIL TAX BAND

A

TENURE





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