



96 Mill Road, Cleethorpes, North East Lincolnshire, DN35 8JD
£160,000

Key Features:

- Traditional Three Storey Mid Town House
- Central Cleethorpes
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Three Bedrooms
- Spacious Top Floor Main Bedroom/En Suite
- Downstairs Bath/Wet Room
- No Forward Chain

A traditional three-storey mid terrace home, ideally located within short walking distance of the town centre and seafront.

The accommodation offers an open plan lounge/dining room and a modern fitted kitchen, with a bath/wet room on the ground floor for convenience.

Across the upper floors are three bedrooms, including a spacious top floor main bedroom with en suite - the perfect private retreat. Externally, there's a good-sized enclosed garden to the rear.

Offered with no forward chain, the home presents a rare opportunity to create a home that's truly your own in this popular area of Cleethorpes...Viewing highly recommended.



ENTRANCE HALL

With staircase to the first floor.

LOUNGE

9'11" x 9'10" (3.03 x 3.00)

A bay fronted lounge, with archway opening into:-



DINING ROOM

13'11" x 9'11" (4.26 x 3.03)

Featuring a period style open fireplace, with understairs storage cupboard, and rear aspect window.

KITCHEN

11'9" x 7'6" (3.60 x 2.30)

With a range of modern gloss units, contrasting worktops inset with a stainless steel sink, built-in oven, ceramic hob, and space for further appliances. Side aspect window and entrance door.

BATH/WET ROOM

10'1" x 6'7" (3.09 x 2.01)

Fully tiled, with bath, shower, WC and pedestal basin.



FIRST FLOOR

BEDROOM 2

13'11" x 7'8" (4.26 x 2.36)

To rear aspect, with feature fireplace.

BEDROOM 3

10'7" x 9'10" (3.25 x 3.01)

To front aspect, with feature fireplace, and built in double wardrobe.

SECOND FLOOR

BEDROOM 1

20'3" x 13'3" (6.19 x 4.06)

Of dual aspect, featuring a Velux window to the rear, and built-in wardrobes.



EN-SUITE

6'7" x 5'10" (2.02 x 1.80)

Fitted with a quadrant shower enclosure, pedestal basin, and WC. Further Velux window.

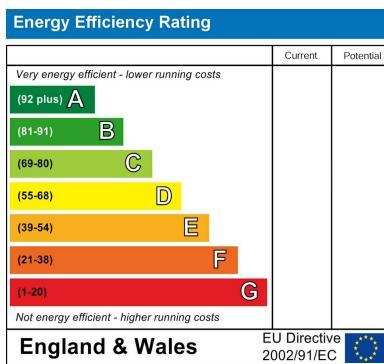
TENURE

FREEHOLD

COUNCIL TAX

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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