



**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

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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

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