



7 Chapman Road, Cleethorpes, DN35 7JP
£120,000

Key Features:

- Mid Terrace Property
- Short Walking Distance of the Seafront
- Three Bedrooms
- Bay Fronted Lounge
- Open Plan Kitchen/Dining Room
- Ground Floor WC
- First Floor Bathroom
- Good Sized Rear Garden
- No Forward Chain

Situated in a popular residential area of Cleethorpes, this traditional three-bedroom mid-terrace home offers spacious accommodation and presents an excellent blank canvas for buyers looking to put their own stamp on a property. Conveniently positioned for local amenities, schools and regular transport links, the property is also within short walking distance of the seafront and Cleethorpes' many attractions.

The entrance hall leads to the main living areas and includes useful understairs storage. The bay fronted lounge offers a comfortable reception space, while the rear sitting/dining room provides further living accommodation with wide access through to the kitchen, creating a sociable open plan feel. A ground floor WC is located beyond.

The first floor comprises three bedrooms, including two doubles, together with a family bathroom.

Externally, the property has a good-sized rear garden, mainly laid to lawn, providing space for outdoor seating and entertaining.

Offering scope for improvement and the opportunity to create a home tailored to individual tastes, this property is well suited to first-time buyers, families and investors alike. Available with no forward chain.



LOUNGE
13'3" x 11'11" (4.06 x 3.65)

DINING ROOM
14'9" x 10'4" (4.52 x 3.15)

KITCHEN
7'10" x 6'7" (2.41 x 2.02)

UTILITY/WC
6'4" x 4'5" (1.95 x 1.35)

FIRST FLOOR

BEDROOM 1
12'4" x 7'5" (3.77 x 2.27)

BEDROOM 2
10'11" x 10'8" (3.35 x 3.27)

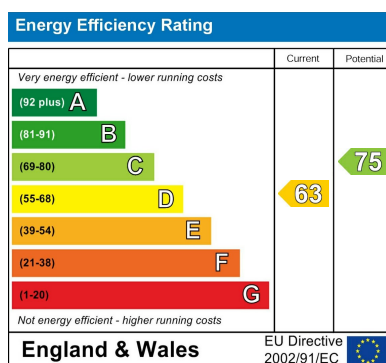
BEDROOM 3
7'10" x 6'8" (2.39 x 2.05)

BATHROOM
6'2" x 6'2" (1.88 x 1.90)

TENURE
FREEHOLD

COUNCIL TAX
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

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