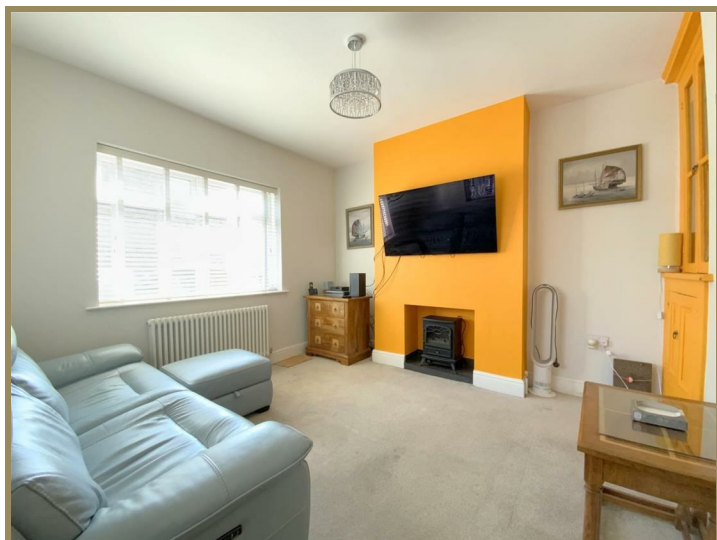


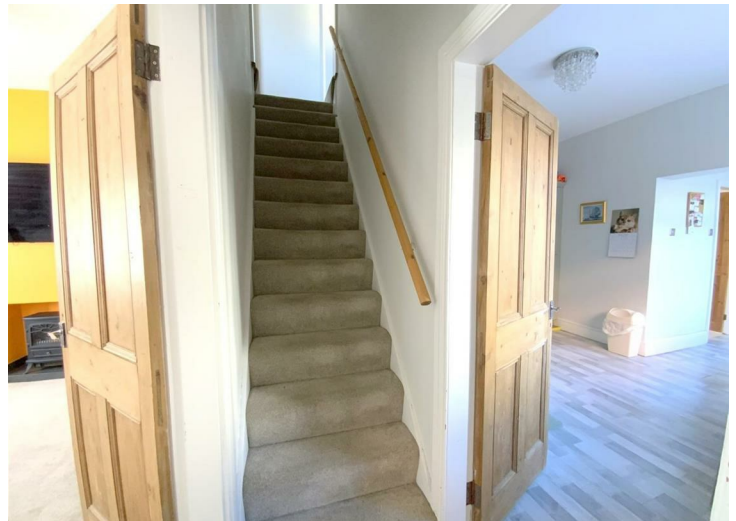


20 Mill Place, Cleethorpes, North East Lincolnshire, DN35 8ND
£155,000

Key Features:

- Semi Detached Property
- Central Cleethorpes
- Two Double Bedrooms
- Dining Kitchen, Living Room
- Downstairs Shower Room/WC
- Courtyard Garden
- Off Road Parking

A two bedroom cottage style home ideally located just off Cleethorpes market place, a short stroll from all local amenities and the sea front. The accommodation offers; entrance hallway, living room, dining kitchen, a modern downstairs shower room, and two double bedrooms to the first floor. Outside, the property has a secure gated driveway and low maintenance courtyard style garden. Viewing Highly Recommended.



ENTRANCE HALLWAY

Accessed via a uPVC door to the side of the property.
With staircase to the first floor.

LIVING ROOM

12'0" x 11'10" (3.67 x 3.61)

To front aspect, with feature fireplace ideal for an electric stove, and built-in storage cabinet.

KITCHEN

20'5" x 11'11" (6.23 x 3.64)

Fitted with a range of wall and base units and worktops incorporating a ceramic sink. Integrated appliances include an oven, microwave/grill, induction hob with extractor over, fridge/freezer and dishwasher. Plumbing for a washing machine. Space for a small dining table. Side aspect window.

SHOWER ROOM

8'9" x 5'1" (2.69 x 1.56)

A modern fitted shower room comprising a large shower enclosure, white gloss vanity sink unit and wc with concealed cistern.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

12'2" x 11'11" (3.72 x 3.64)

To front aspect, with a useful built-in storage cupboard.

BEDROOM 2

12'1" x 10'4" (3.69 x 3.17)

To rear aspect, with fitted storage cupboard housing the gas central heating boiler (New 2022).

OUTSIDE

The property is approached over a secure gated driveway having steel bi-folding gates, leading to a low maintenance paved courtyard.

COUNCIL TAX BAND

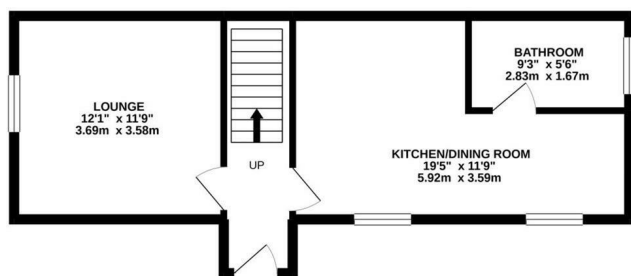
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TENURE

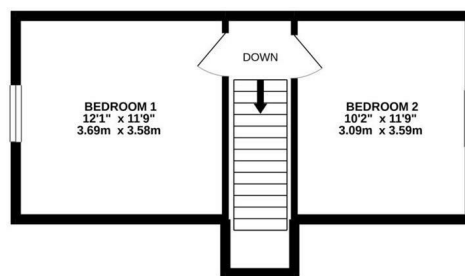
Freehold



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.

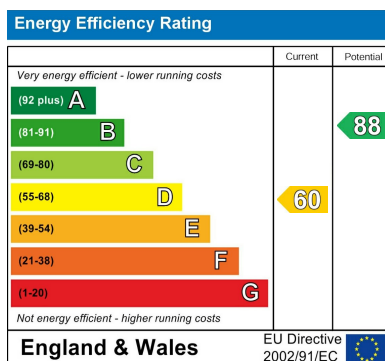


1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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