



**66 Lestrangle Street, Cleethorpes, North East Lincolnshire, DN35 7HL**  
**£124,950**

## Key Features:

- REFURBISHMENT PROJECT
- Traditional Semi Detached Property
- Three Bedrooms
- Spacious Living Room
- Off Road Parking
- Detached Garage
- Great Potential
- No Forward Chain

A traditional bay fronted semi detached home located in this popular residential area with easy access to both central Cleethorpes and Grimsby. Requiring a scheme of modernisation, the accommodation includes; entrance hall, a spacious dual aspect living room, kitchen and conservatory. To the first floor are three bedrooms and a bathroom. Gardens to the front and rear, driveway parking and a detached garage. Offered for sale with No Forward Chain.



## ENTRANCE HALL

With staircase to the first floor.

## KITCHEN

18'9" x 6'3" (5.74 x 1.91)

Comprising of wall and base units, worktops incorporating a stainless steel sink, freestanding cooker, and space for further appliances. Side aspect window and access to the rear garden. Open archway to:-

## LIVING ROOM

27'11" x 10'2" (8.53 x 3.12)

With a bay window to front aspect, twin gas fire places, and patio doors opening into the conservatory.

## CONSERVATORY

11'3" x 8'7" (3.44 x 2.64)

Overlooking the rear garden, with access onto the paved patio.

## FIRST FLOOR LANDING

With a side aspect window.

## BEDROOM 1

14'0" x 10'2" (4.27 x 3.11)

To front aspect, with bay window and fitted wardrobes.

## BEDROOM 2

13'10" x 9'10" (4.24 x 3.02)

To rear aspect, with built-in storage cupboards.

## BEDROOM 3

9'8" x 6'3" (2.95 x 1.93)

To rear aspect.

## BATHROOM

6'2" x 5'5" (1.88 x 1.66)

Fitted with a panelled bath, pedestal basin and wc.

## OUTSIDE

The front of the property is approached by a gated driveway which leads down the side to the detached garage. The rear garden is a good size, being mainly laid to lawn and paving.

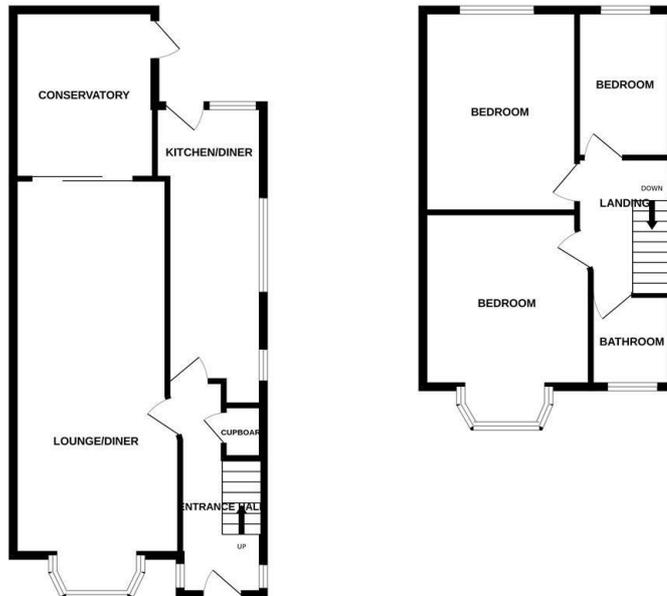
## TENURE

FREEHOLD

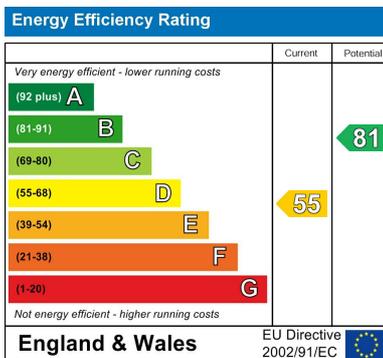
## COUNCIL TAX BAND

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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 furniture, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 02025



## 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