



41 Bentley Street, Cleethorpes, North East Lincolnshire, DN35 8DL
£100,000

Key Features:

- Mid Terrace Property
- Central Cleethorpes
- Three Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- No Forward Chain

Situated just off St. Peters Avenue, a three bedroom mid terrace home conveniently placed for all local amenities and a short walk from the seafront. An ideal rental investment or first time purchase, the property offers spacious accommodation comprising of two reception rooms, kitchen, downstairs bathroom, and three good sized bedrooms to the first floor. Gardens to the front and rear. Offered for sale with No Forward Chain.



LOUNGE

16'8" x 12'11" (5.10 x 3.94)

Accessed via a front entrance porch.

A bay fronted lounge with staircase to the first floor.

DINING ROOM

13'1" x 11'5" (4.01 x 3.48)

With a rear aspect window.

KITCHEN

11'4" x 6'10" (3.47 x 2.10)

Comprising a range of modern units, work surfaces incorporating a resin sink, built-in oven, gas hob, and space for further appliances. Wall mounted gas central heating boiler. Side aspect window.

REAR ENTRANCE LOBBY

With storage space, and access to:-

BATHROOM

6'6" x 5'1" (2.00 x 1.55)

Comprising a panelled bath with multi jet shower over, pedestal basin and wc.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

13'1" x 11'5" (4.01 x 3.48)

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

BEDROOM 2

11'5" x 9'10" (3.50 x 3.00)

To rear aspect.

BEDROOM 3

11'4" x 6'11" (3.47 x 2.12)

To rear aspect.

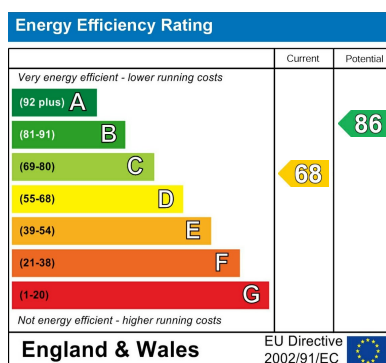
TENURE

FREEHOLD

COUNCIL TAX BAND

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

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