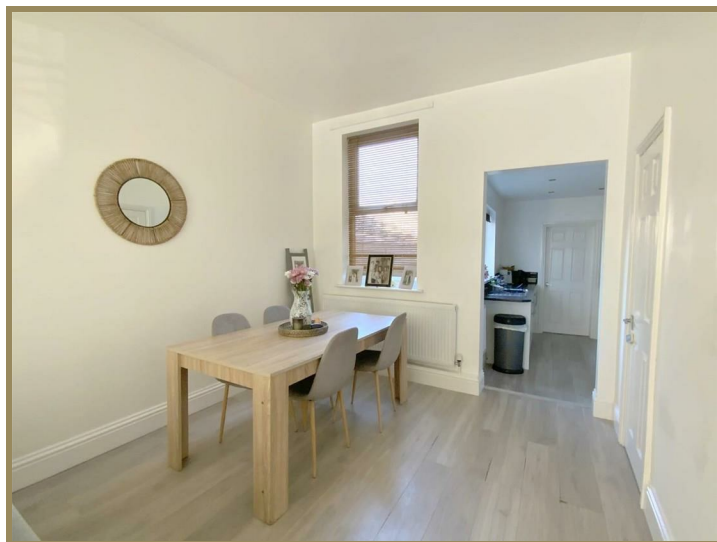




60 Lovett Street, Cleethorpes, DN35 7BH
£80,000

Key Features:

- Three Bedroom Mid Terrace Home
- Popular Area Close to the Seafront
- Spacious Open Plan Lounge/Dining Room
- Modern Kitchen
- Utility Room
- Ground Floor Bathroom
- Additional WC to the First Floor

Offered to the market is this well maintained three bedroom mid terrace home, providing comfortable accommodation that will appeal to first time buyers, young families and investors alike. The property features a spacious open plan lounge and dining room, creating a welcoming living space, complemented by a modern fitted kitchen. Beyond is a useful rear entrance lobby/utility room providing access to the ground floor bathroom. To the first floor are three bedrooms, including a generously sized main bedroom, and the added convenience of a separate WC. Externally there are gardens to the front and rear. Situated within an established residential area, the property is conveniently placed for a wide range of local amenities, schools and transport links, while being just a short distance from Cleethorpes seafront, making it an excellent choice for those seeking a home close to the coast.



LOUNGE/DINING ROOM
25'11" x 9'11" (7.90 x 3.04)

KITCHEN
10'10" x 7'2" (3.32 x 2.20)

UTILITY ROOM
7'3" x 6'5" (2.23 x 1.97)

BATHROOM
7'2" x 6'3" (2.20 x 1.92)

FIRST FLOOR

BEDROOM 1
13'3" x 11'11" (4.04 x 3.64)

BEDROOM 2
12'10" x 7'9" (3.92 x 2.37)

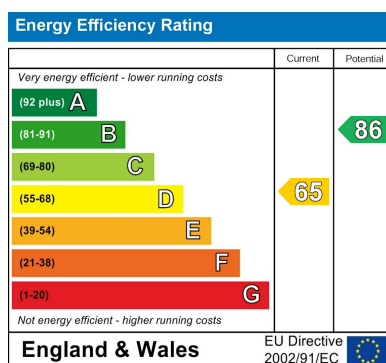
BEDROOM 3
8'2" x 7'2" (2.49 x 2.20)

W/C
4'1" x 2'5" (1.25 x 0.75)

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

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