

59 Freston Street, Cleethorpes, DN35 7NX
£90,000

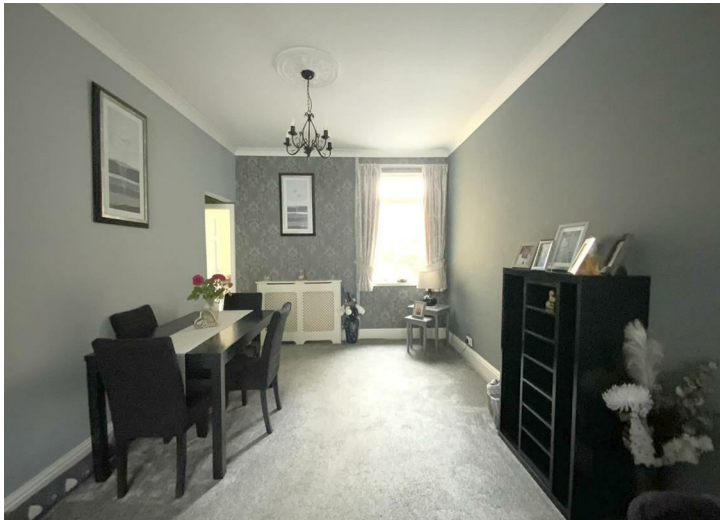
Key Features:

- Three Bedroom Mid Terrace Home
- Well Maintained Accommodation
- Through Lounge/Dining Room
- Dining Kitchen
- Three Good Sized Bedrooms
- Modern Shower Room
- Low Maintenance Rear Garden

This well maintained traditional mid terrace home is located in an established residential area of Cleethorpes, conveniently placed for local amenities, schools, and within easy reach of the seafront. The accommodation comprises an entrance hall, a spacious through living room, providing versatile lounge and dining space, and a fitted kitchen with breakfast bar seating, creating a practical and sociable space.

To the first floor are three good sized bedrooms together with a modern family shower room with walk in shower.

Externally the property benefits from low maintenance gardens to both the front and rear.



LIVING ROOM

26'7" x 10'0" (8.12 x 3.07)

DINING KITCHEN

20'9" x 7'8" (6.34 x 2.36)

FIRST FLOOR

BEDROOM 1

13'1" x 10'11" (4.01 x 3.33)

BEDROOM 2

13'1" x 7'8" (4.00 x 2.36)

BEDROOM 3

11'0" x 7'8" (3.36 x 2.35)

SHOWER ROOM

9'3" x 4'11" (2.82 x 1.51)

COUNCIL TAX

A

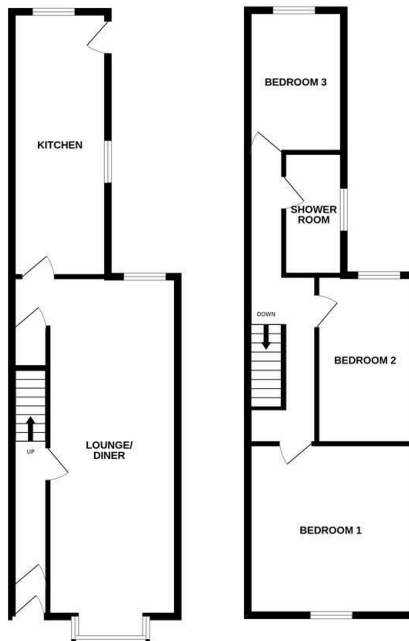
TENURE

FREEHOLD




GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 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. Made with Metamax C2008.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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

