



43 Bentley Street Cleethorpes, North East Lincolnshire DN35 8DL

We are delighted to offer for sale this well presented TWO BEDROOM MID TERRACE PROPERTY situated in the popular location of Cleethorpes a stones throw away from the high street with its abundance of amenities, cafes bars and restaurants. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance Porch, Two reception lounges, kitchen diner and to the first floor two double bedrooms and bathroom. Front low maintenance garden with private southerly facing rear garden with paved patio and newly seeded lawn. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £115,000

- CENTRAL CLEETHORPES
- MID TERRACE PROPERTY
- TWO RECEPTION LOUNGES
- KITCHEN DINER
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- SOUTHERLY FACING REAR GARDEN
- NO FORWARD CHAIN



ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a half glazed uPVC door into the entrance porch.

PORCH

Having uPVC side and light windows with fitted matt and internal half glazed door to the first reception lounge.

LOUNGE

14'4" x 13'2" (4.39 x 4.02)

The first reception lounge is to the front aspect with a uPVC double glazed square bay window having fitted blinds, coved ceiling, carpeted floor, radiator and built in storage cupboard.



LOUNGE

Additional Photograph



INNER HALLWAY

Having carpeted flooring with carpeted stairs leading to the first floor.

REAR RECEPTION LOUNGE/DINING ROOM

13'2" x 11'5" (4.02 x 3.50)

To the rear of the property this dual purpose room could be used as a second sitting room or dining room. Finished with coved ceiling, carpeted flooring, radiator, under stairs storage and uPVC double glazed window to the rear with white wooden blinds.



REAR RECEPTION LOUNGE/DINING ROOM

Additional Photograph



REAR RECEPTION LOUNGE/DINING ROOM

Additional Photograph



KITCHEN DINER

20'9" x 6'8" (6.35 x 2.05)

The kitchen diner has ample natural light via the dual aspect uPVC double glazed windows, Velux window, half glazed uPVC door to the side aspect and further fully glazed door to the rear. The kitchen benefits from a range of white front wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer with electric slot in cooker. Ample room and plumbing for automatic washing machine and fridge freezer. Finished with wood effect vinyl flooring. There is ample space for a family dining table or lounge area.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER



FIRST FLOOR LANDING



FIRST FLOOR LANDING

The split level landing has carpeted flooring and loft access to the ceiling.

BEDROOM ONE

14'1" x 11'6" (4.31 x 3.52)

The master bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring, radiator and built in storage cupboard.



BEDROOM TWO

11'5" x 9'9" (3.50 x 2.99)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BATHROOM

11'3" x 6'11" (3.44 x 2.12)

The bathroom benefits from a white three piece suite comprising of; Bath with rainfall shower over, glazed screen and aqua panelling to the splashbacks, pedestal hand wash basin and low flush wc. Finished with tiled effect vinyl flooring, heated towel rail and handy storage cupboard housing the boiler. uPVC double glazed window to the rear.



OUTSIDE

GARDEN

The property has a low maintenance front garden with walled boundaries and access gate and to the rear a privately southerly facing garden with walled and fenced boundaries and rear access gated leading to the secure passage way. Paved patio and newly seeded lawn.



GARDEN

Additional Photograph



COUNCIL TAX BAND & EPC RATING

Council Tax Band -
EPC -

TENURE - FREEHOLD

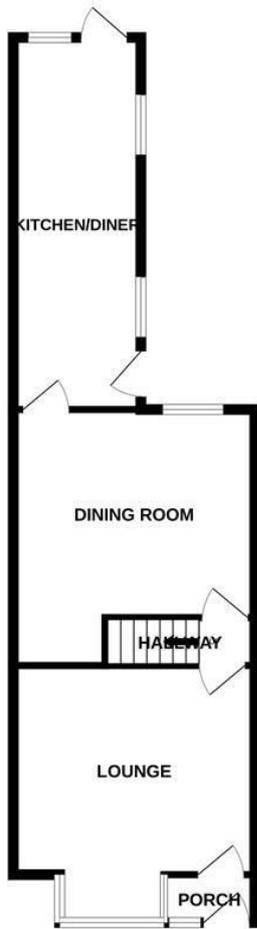
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.