



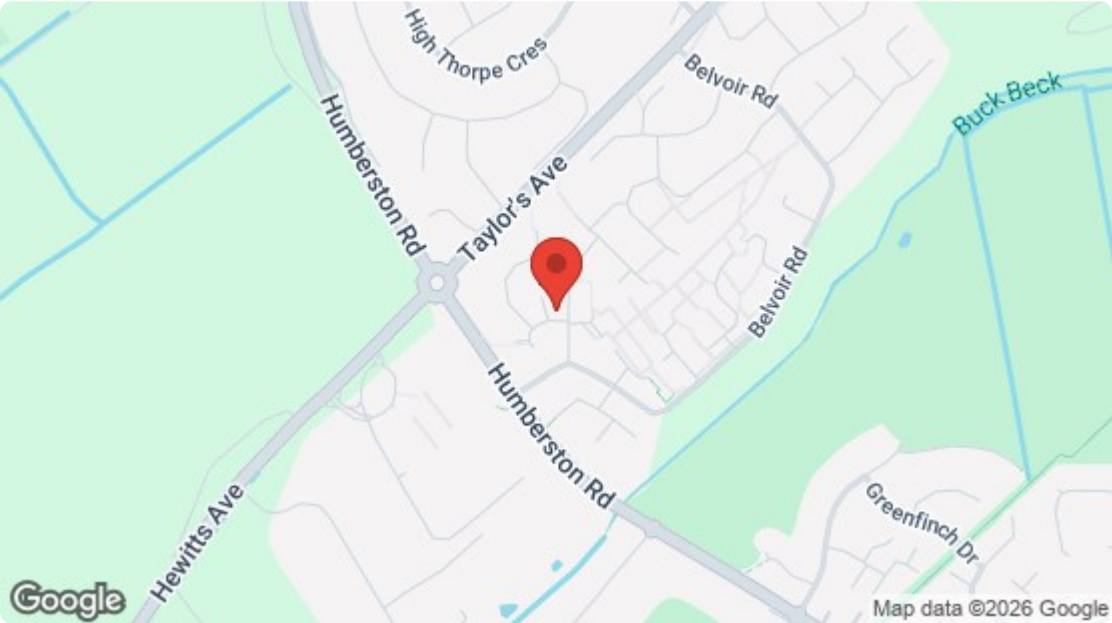
3 Oak Way

Cleethorpes, North East Lincolnshire DN35 0RA

We are delighted to offer sale this THREE BEDROOM MID TERRACE FAMILY HOME situated on the popular residential estate nestled in between Humberston and Cleethorpes close to all local amenities, good bus routes, local supermarkets, highly regarded schools and Cleethorpes Town Centre. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, kitchen diner, cloakroom, lounge, three bedrooms and family bathroom. Having an open plan lawned front garden with an enclosed rear garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £155,000

- IDEAL LOCATION OF CLEETHORPES
- MID TERRACE FAMILY HOME
- KITCHEN DINER
- LOUNGE
- CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- FRONT & GARDENS
- NO FORWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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 firms 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.