



66 Freeston Street Cleethorpes, North East Lincolnshire DN35 7PD

Situated on Freeston Street in Cleethorpes, this attractive two-bedroom mid-terraced Victorian-style property is offered for sale with NO FORWARD CHAIN and represents an excellent opportunity for buyers looking to add their own personal touch. Priced to sell at Offers Over £70,000, the property retains a number of appealing period features, including a charming bay frontage and original tiled flooring to the entrance porch, while benefiting from gas central heating and uPVC double glazing. The accommodation comprises an entrance porch, hallway, two reception lounges and kitchen, with two double bedrooms and bathroom to the first floor. Externally, there is a walled garden to the front, while the rear enjoys a southerly-facing garden with paved patio and lawn. Viewing is considered essential.

Offers Over £70,000

- VICTORIAN STYLE MID-TERRACE
- TWO DOUBLE BEDROOMS
- ATTRACTIVE BAY FRONTAGE
- TWO RECEPTION LOUNGES
- KITCHEN
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- SOUTHERLY FACING REAR GARDEN
- IDEAL INVESTMENT
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a glazed wooden door with a top light, leading into the porch.

PORCH

Featuring original floor tiling, a dado rail and a glazed wooden door leading through to the hallway.



HALLWAY

The hallway features original coving and cornice detailing to the ceiling, complemented by wood-effect laminate flooring and a dado rail. Carpeted stairs rise to the first floor, with original wooden connecting doors adding further character.



HALLWAY



LOUNGE

12'11" x 9'10" (3.96 x 3.00)

The lounge is situated to the front aspect and features an original wooden sash-style bay window, original coving and ceiling rose, complemented by wood-effect laminate flooring and a radiator. A striking Victorian-style wooden fireplace surround houses a cast-iron inset with tiled sides, an open fire grate and a charming period finish.



LOUNGE



DINING ROOM

12'4" x 10'4" (3.78 x 3.15)

The dining room, or second sitting room, is situated to the rear aspect and features a uPVC double-glazed sash-style window, coving and ceiling cornice. The room is complemented by carpeted flooring, a radiator and a traditional cast-iron fire grate.



DINING ROOM



KITCHEN

13'11" x 7'10" (4.25 x 2.41)

The kitchen benefits from a range of beech-fronted wall and base units with contrasting work surfaces and tiled splashbacks, incorporating a stainless-steel sink and drainer, gas hob with extractor hood above and an electric fan-assisted oven. There is ample space for a fridge freezer and automatic washing machine. The room is finished with tiled flooring, coving, recessed downlights and a radiator, along with a uPVC double-glazed sash-style window to the side aspect. A glazed wooden door provides access to the garden, while a large storage cupboard offers useful additional storage.



KITCHEN



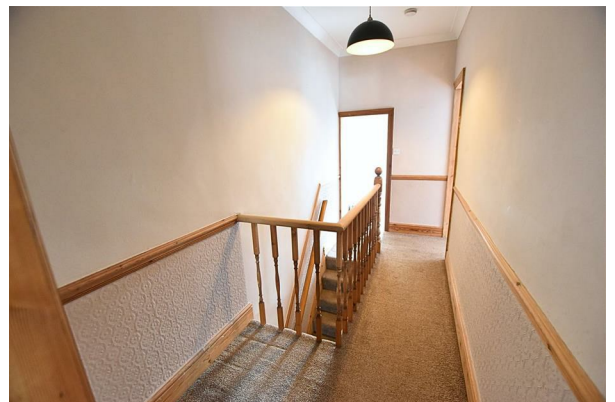
KITCHEN



FIRST FLOOR

FIRST FLOOR LANDING

The staircase and landing feature continued carpeted flooring, an open wooden spindle balustrade and split-level design, with original wooden connecting doors and loft access to the ceiling.



FIRST FLOOR LANDING



BEDROOM ONE

13'1" x 11'5" (4.01 x 3.50)

The larger of the two double bedrooms is situated to the front aspect and features a uPVC double-glazed sash-style window, coving to the ceiling, carpeted flooring and a radiator.



BEDROOM ONE



BEDROOM TWO

11'10" x 7'7" (3.61 x 2.33)

The second double bedroom is situated to the rear aspect and features a uPVC double-glazed sash-style window, coving to the ceiling, wood-effect laminate flooring and a radiator.



BATHROOM

10'0" x 7'10" (3.07 x 2.41)

The bathroom benefits from a white three-piece suite comprising a P-shaped bath with shower over, glazed screen and aqua-style panelling to the splashback areas, a pedestal wash hand basin and low-flush WC. The room is finished with tongue-and-groove panelling to dado height, tiled-effect vinyl flooring, a radiator and extractor fan. A large linen cupboard with sliding mirrored doors provides useful storage and houses the wall-mounted boiler. A uPVC double-glazed sash-style window to the rear aspect provides natural light.



BATHROOM



OUTSIDE

THE GARDENS

The property benefits from a low-maintenance front garden with walled boundaries and a wrought-iron entrance gate. The southerly facing rear garden features a combination of walled and fenced boundaries, with a wooden rear access gate leading to a secure passageway. The garden is mainly laid to lawn, with mature planting to the borders and a paved patio area, ideal for outdoor seating. A useful brick-built store provides additional storage.



THE GARDENS



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - E

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(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.