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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Bark Street

Cleethorpes
DN35 8RD

Offers in the Region Of £104,950

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Property Introduction

rofts Estate Agents are delighted to present to the market this spacious two double bedroom mid-terrace home, offered for sale with no forward chain on the vendor's side. Situated in a highly convenient location just a short distance from Cleethorpes seafront, the property is perfectly placed to enjoy the area's wide range of shops, cafés, restaurants and local amenities, making it an excellent choice for first-time buyers or buy-to-let investors. Benefiting from gas central heating and uPVC double glazing throughout, the accommodation briefly comprises a welcoming lounge, inner lobby, separate dining room, fitted kitchen and a versatile ground floor bathroom/utility room. To the first floor are two generously proportioned double bedrooms. Outside, the property enjoys a low-maintenance rear garden, providing an ideal outdoor space with scope to personalise and enhance. Offering excellent value and plenty of potential in a sought-after location, early viewing is highly recommended.

Lounge

11' 11" x 10' 10" (3.62m x 3.31m)

uPVC double glazed window and entry door to the front elevation. Central heating radiator. Fire surround.

Lobby

Staircase to the first floor.

Dining Room

11' 0" x 10' 9" (3.35m x 3.28m)

uPVC double glazed window to the rear elevation. Central heating radiator. Understairs storage cupboard.

Kitchen

6' 8" x 9' 10" (2.03m x 3.00m)

Fitted with a range of white wall and base units complemented by contrasting work surfaces and tiled splashbacks, this functional kitchen offers ample storage and preparation space. Incorporating a stainless steel sink and drainer with mixer tap, space for a gas oven with extractor hood above and space for further appliances, the room is well equipped for everyday living. A large side facing window fills the space with natural light, while a uPVC door provides direct access to the rear garden. Finished with tile effect flooring and offering an open-plan feel into the dining area, the kitchen provides an excellent opportunity for a purchaser to personalise and further enhance to their own taste.

Bathroom/Utility Area

9' 10" x 6' 8" (3.00m x 2.03m)

A functional family bathroom fitted with a white suite comprising a panelled bath with shower over and curtain, pedestal wash basin with chrome mixer tap, and tiled splashbacks. There is a frosted window providing natural light and privacy, a heated towel radiator, and a wall-mounted combination boiler. Terracotta-tiled flooring

and white-tiled walls complete the room. Plumbing and space for a washing machine.

First Floor Landing

Access to the two bedrooms.

Bedroom 1

11' 1" x 10' 11" (3.38m x 3.34m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

Bedroom 2

11' 1" x 10' 11" (3.37m x 3.33m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

An enclosed rear garden with a predominantly paved surface, ideal for low-maintenance outdoor living. Bounded by wooden fencing to the sides and a white-painted brick wall to the rear, the garden offers a private and secure space. Potential for further landscaping or planting. There is an alleyway to the rear which provides access from the side street.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

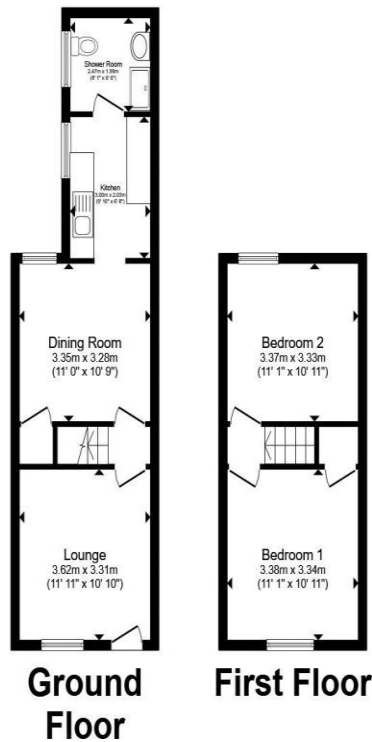
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Total floor area 63.3 m² (682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		