



3 bed terraced house to buy in

Yarra Road, Cleethorpes, Lincolnshire, DN35 8LS

£105,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Permit Parking parking

Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Three Bedroom Mid Terraced
- ✓ Close to the Seafront and St Peter's Avenue
- ✓ Entrance Hall and Living/Dining
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A three bedroom mid terraced house located on Yarra Road in Cleethorpes, offered for sale with no forward chain. The property is positioned within close proximity to the sea front and St Peter's Avenue, providing access to shops, amenities, cafés and transport links.

The ground floor comprises an entrance hall, living/dining room and kitchen. The living/dining space offers a dual purpose reception area with access through to the kitchen at the rear.

To the first floor are three bedrooms, a box room and a bathroom, accessed from the landing.

Externally, the property has front and rear gardens.

The location places the property within reach of the promenade, local schools and everyday facilities, making it suitable for a first time buyer or an investment purchase.

Ground Floor

Entrance Porch

Entered via a a uPVC double glazed frosted door and leading into the entrance hallway.

Entrance Hallway

Complete with a radiator and stairs leading access to the first floor accommodation.

Living/Dining Room

3.37m x 7.19m

With uPVC double glazed windows to the front and rear, two radiators, dado railing, ceiling coving and an under stairs storage cupboard.

Kitchen

2.65m x 7.44m

With a range of wall and base units incorporating a cooker with a four-ring gas hob and extractor, basin with a mixer tap and space and plumbing for other white goods. Complete with partial tiling, radiator, "Baxi" combination boiler and a timber single glazed sliding door leading onto the rear garden.

First Floor

Landing

An open spelled landing with access to the loft.

Bedroom 1

3.48m x 4.25m

With an aluminium double glazed front window and a radiator.

Bedroom 2

3.79m x 2.66m

With a timber single glazed rear window and a radiator.

Bedroom 3

2.64m x 3.47m

With a timber single glazed rear window and a radiator.

Box Room

1.36m x 1.68m

A handy storage room accessed via the landing.

Bathroom

A three piece suite comprising of a bath with a shower head attachment, w.c. and a pedestal hand wash basin. Complete with full tiling/Aqua boarding, heated towel rail and a uPVC double glazed window.

Gardens

The property benefits from front and rear gardens, the front being low maintenance and surrounded by dwarf brick walling. The rear garden is predominantly paved, whilst being surrounded on all sides by timber fencing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £105,000

Property Type: Terraced House

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

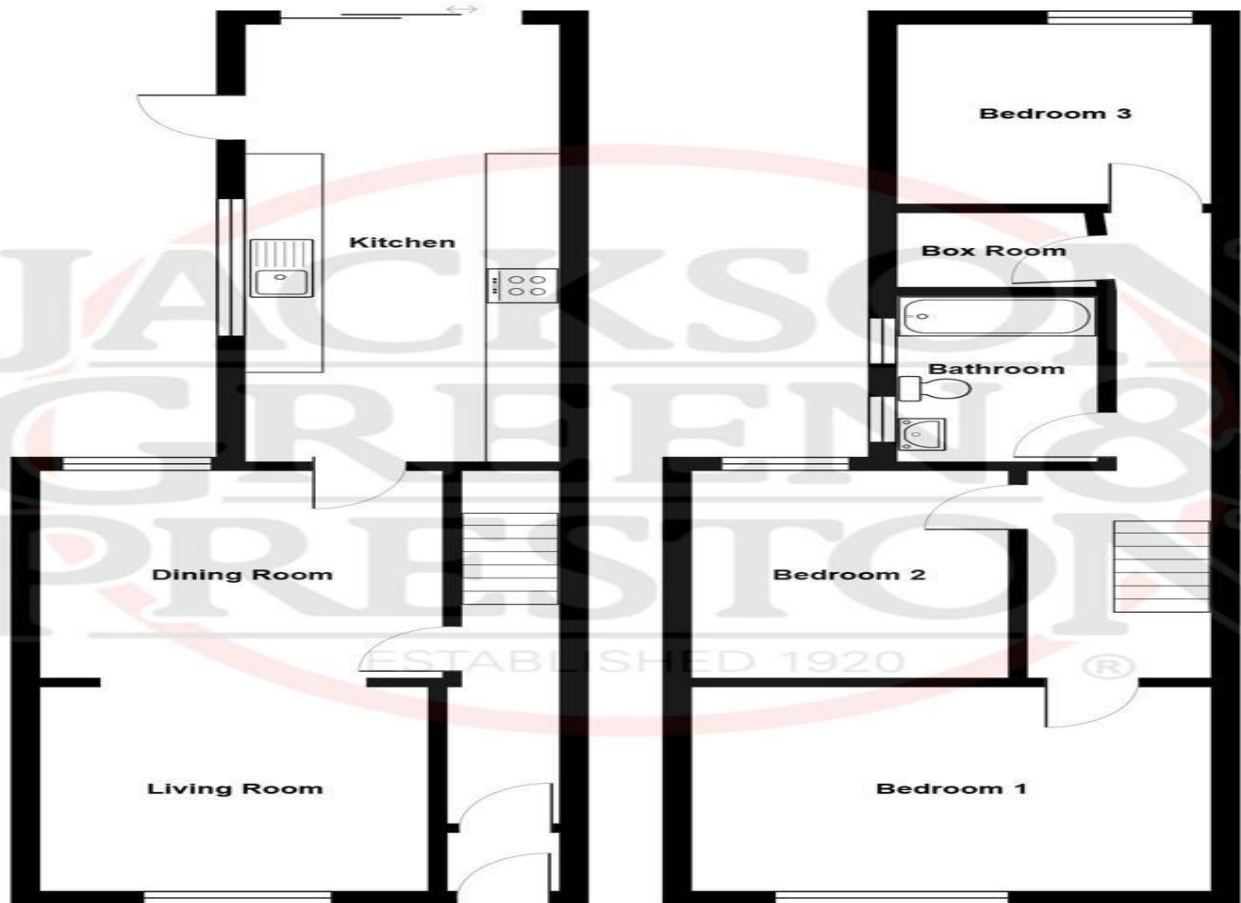
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Yarra Road, Cleethorpes, Lincolnshire, DN35 8LS

Contact your local branch today for more information on this property:

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