

# MARTIN MASLIN

45 BENTLEY STREET  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 8DL



Situated on Bentley Street just a short stroll from St Peters Avenue and the facilities of the resort of Cleethorpes this well presented mid terrace house provides comfortable accommodation with the benefit of gas central heating and uPVC framed double glazing.

Principal features of the accommodation include: Entrance Lobby, front Sitting Room, middle Living Room, Dining Kitchen with a range of beech finish units, built-in appliances and space to dine or relax adjacent to a glazed door which provides a lovely view of the garden, two double Bedrooms and spacious Bathroom with a white suite including a bath and a separate shower cubicle. The rear garden is partly laid to artificial grass, gravel and concrete and there is a shed and a rear access gate too. Viewing recommended. EPC Rating - D.

£115,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

The accommodation comprises:

## GROUND FLOOR

### ENTRANCE LOBBY

### SITTING ROOM

4.01m (13'2") x 4.34m (14'3") into bay

A pleasant room at the front of the house with a classic style grey firesurround, a laminate finish floor and a central heating radiator.

### LIVING ROOM

4.42m (14'6") x 4.01m (13'2")

A stylish room from where the staircase with a spindle balustrade leads to the first floor. There is a painted brick firesurround, a small understairs cupboard and a central heating radiator.

### DINING KITCHEN

6.20m (20'4") x 2.08m (6'10")

Equipped with a range of beech finish wall and base cabinets with grey/black worksurfaces incorporating a single drainer stainless steel sink unit. Built-in appliances comprise a Beko electric oven and a Lamona 4 ring gas hob with a white extractor canopy above. There is a wall mounted Ideal gas combination boiler and a glazed door leads out into the rear garden. There is ample room for a dining table or a couple of chairs at the far end of the Dining Kitchen and there is a central heating radiator.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

4.01m (13'2") x 3.48m (11'5")

A lovely room at the front of the house with a central heating radiator and a useful storage cupboard.

### BEDROOM TWO

3.48m (11'5") x 3.00m (9'10")

A double bedroom with a central heating radiator.

### BATHROOM

3.45m (11'4") x 2.13m (7'0")

An excellent partly tiled bathroom with a white suite comprising a panel bath, a pedestal washbasin and a W.C. A separate cubicle houses the Bristol Smile electric shower and there is a linen cupboard and a heated towel warmer.

### OUTSIDE

To the front of the house there is a small forecourt area whilst to the rear there is an enclosed garden partly laid to artificial grass and with gravelled areas and a palm tree. There is a useful shed and a gate leads out to a passage at the rear.



SITTING ROOM



SITTING ROOM



LIVING ROOM



LIVING ROOM

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal gas combination boiler located in the Dining Kitchen and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and the property is in Council Tax Band A. The tenure is Freehold subject to Solicitors verification.

## VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

## LOCATION AND AMENITIES

The property is located on Bentley Street just a short walk from St Peters Avenue with its excellent range of shops and facilities. The beach can be easily reached too along with tearooms cafes, restaurants, bars etc.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM TWO



BATHROOM



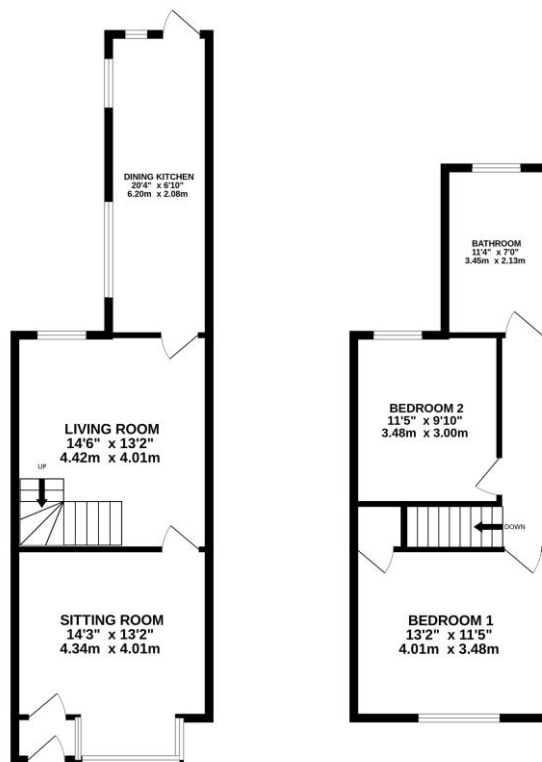
OUTSIDE



OUTSIDE

GROUND FLOOR  
511 sq ft. (47.5 sq m.) approx.

1ST FLOOR  
420 sq ft. (39.0 sq m.) approx.



TOTAL FLOOR AREA: 931 sq ft. (86.5 sq m.) approx.

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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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property



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