

# MARTIN MASLIN

164 BARCROFT STREET  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 7DX



Situated on the western side of Barcroft Street this spacious mid-terrace house offers excellent accommodation with gas central heating and uPVC framed double glazing. Improved over the years it now provides: Entrance Hall, Dining and Living Rooms (linked in an open plan style), excellent Kitchen with a comprehensive range of cream units and built-in appliances, two double Bedrooms and a Bathroom with a corner bath and a separate quadrant shaped shower enclosure. There is a sizeable rear garden with a shed and astroturf lawn and the facilities of Cleethorpes are within easy reach.

Viewing recommended. EPC Rating - D.

£95,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

## GROUND FLOOR

### ENTRANCE HALL

A stylish entrance area from where the staircase leads to the first floor. There is a walnut laminate finish floor and a central heating radiator with a decorative cover.

### LIVING ROOM

**4.01m (13'2") into bay x 2.95m (9'8")**

Again with a walnut finish laminate floor and a contemporary cream firesurround with an electric flicker flame fire. There is a central heating radiator and an opening links directly to the Dining Room.

### DINING ROOM

**3.91m (12'10") x 3.05m (10'0")**

There is a useful understairs storage cupboard, a central heating radiator and a walnut finish laminate floor.

### KITCHEN

**4.57m (15'0") x 2.54m (8'4")**

Comprehensively and stylishly equipped with a range of white wall and base cabinets with butchers block style worksurfaces incorporating a single drainer stainless steel 1.5 bowl sink unit. Built in appliances comprise an electric oven and a 4 ring gas hob with extractor canopy above. There is a concealed gas boiler, travertine tile flooring and double aspect windows allow plenty of natural light into the room.

## FIRST FLOOR

### LANDING

With an excellent size storage/airing cupboard with a central heating radiator.

### BEDROOM ONE

**3.96m (13'0") x 3.30m (10'10")**

An excellent size double bedroom positioned at the front of the house and with a central heating radiator and a television point.

### BEDROOM TWO

**3.96m (13'0") x 2.31m (7'7")**

Another good size double bedroom with a central heating radiator.

### BATHROOM

**2.39m (7'10") x 2.21m (7'3")**

A good size bathroom featuring a white 'rope edge' pattern suite comprising a corner bath, a pedestal washbasin, a w.c. and a quadrant shaped shower cubicle housing the chrome mixer shower. The walls are part tiled and there is a central heating radiator.

### OUTSIDE

The house stands within rectangular shaped gardens with a small front garden featuring a specimen tree. The rear garden has been landscaped utilising an astroturf lawn, white chippings and slate chippings. There is a decking terrace and patio with integral solar lighting, a useful garden shed and the boundaries are part walled and part fenced.

### SERVICES

Mains gas, water, electricity and drainage are connected.



LIVING ROOM



LIVING ROOM



DINING ROOM



LIVING/DINING AREA

### CENTRAL HEATING

Comprises radiators as detailed above connected to the gas boiler.

### DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

### LOCAL AUTHORITY

North East Lincolnshire Council.

### COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band A.

### TENURE

Freehold - subject to Solicitors verification.

### VIEWING

By appointment through the Agents on Grimsby 311000.

### LOCATION AND AMENITIES

Barcroft Street is located just off Grimsby Road within walking distance of a range of shopping facilities and other amenities. The resort of Cleethorpes is only a short drive away and regular buses serve the general area.

### IMPORTANT

The internal and garden photographs within this brochure were taken prior to the current marketing and some features and the condition of the property will have changed since then.



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM TWO



BATHROOM





OUTSIDE



OUTSIDE



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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

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.



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