

# MARTIN MASLIN

178 DAUBNEY STREET  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 7NU



Situated on ever popular Daubney Street this excellent mid-terrace house provides beautifully presented accommodation with gas central heating and uPVC framed double glazing. The property was re-roofed in 2024 and has the benefit of a guaranteed damp proof course to some of the walls where required. Briefly comprising: - Entrance Hall, front Lounge, linked Living Room, Kitchen with white units and grey worktops, Landing, two Bedrooms and spacious Bathroom with a white suite and a shower over the bath. The rear garden is part gravelled and part paved for ease of maintenance. A great terrace house - viewing recommended.

£96,000

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 HALL

A corridor style hallway with a central heating radiator and from where the staircase leads to the first floor.

### LOUNGE

**3.45m (11'4") x 2.97m (9'9")plus bay**

A lovely well presented room with a central heating radiator and linking in an open plan style to the Living Room.

### LIVING ROOM

**3.76m (12'4") x 3.96m (13'0")**

Adjacent to the lounge and with a central heating radiator and a door opening to the kitchen.

### KITCHEN

**4.22m (13'10") x 2.44m (8'0")**

Attractively equipped with a range of white wall and base cabinets with slate grey coloured worktops incorporating a single drainer stainless steel sink unit. There is a recess designed to accommodate a slot-in cooker with canopy above and a further recess perfect for a fridge freezer. A door leads outside and there is a central heating radiator.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

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

A good size bedroom at the front of the house with a central heating radiator and cast iron fireplace (display only).

### BEDROOM TWO

**3.76m (12'4") x 2.44m (8'0")**

A pleasant bedroom with a central heating radiator.

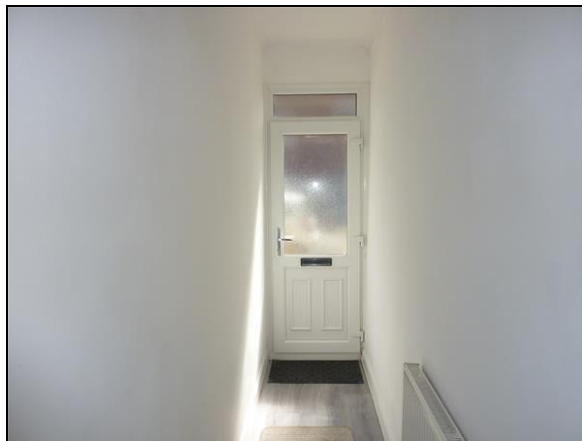
### BATHROOM

**3.05m (10'0") x 2.44m (8'0")**

Originally a bedroom and of very good size comprising a white suite including a panel bath with a chrome mixer shower above, a pedestal wash basin and a W.C. There is a clear shower screen, a central heating radiator, a well mounted Ferroll gas combination boiler and the walls are partly stylishly tiled.

### OUTSIDE

To the front of the house there is an enclosed foregarden whilst to the rear the garden is laid to white gravel and paving. The boundaries are part walled and part fenced and there is a garden shed.



ENTRANCE HALL



LOUNGE



LOUNGE



LIVING ROOM

## GENERAL INFORMATION

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

## VIEWING

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

## LOCATION AND AMENITIES

Daubney Street links Grimsby Road and Queen Mary Avenue and shopping facilities, leisure facilities and regular buses are all within easy reach.



LIVING ROOM



KITCHEN



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



OUTSIDE



OUTSIDE

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**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.

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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