

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 86 THRUNSCOE ROAD, CLEETHORPES

**PURCHASE PRICE £125,000 NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£125,000

#### TENURE

We understand the property to be Freehold, but this is to be confirmed by the solicitors



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## 86 THRUNSCOE ROAD, CLEETHORPES

This large town house has four bedrooms, two reception rooms a large dining kitchen and a bathroom which is now a wet room on the ground floor. The property has u.PVC double glazing it is heated with electric wall heaters. The gardens to the front and back are easily maintained not large, the back garden will be very sunny. The situation of the property is close by the junction of Queens Parade and Taylors Avenue and Hardy's Road. Only a very short walk to the sea front, the shopping in St Peter's Avenue. The schools at Signhills and Knoll Street and all the huge number of amenities that Cleethorpes offers.

### ENTRANCE HALL

There is a u.PVC double glazed front door, the hall with a cornice, paneled up to the dado level. A mirror on one side and a leaded borrowed light window the other. There is a laminate floor here which runs through the hall then through the inner doorway to the inner hall. Here you will find a spelled staircase, paneled up to the dado rail again, the laminate floor of course and an electric wall mounted heater.



### LOUNGE

12'10 x 12'4 (3.91m x 3.76m)

The lounge is to the front with a u.PVC double glazed window. There is an electric wall mounted heater, a white mantle with a glowing pebble electric fire. Sliding doors lead to the sitting room. The laminate floor continues from here into the sitting room.



**SITTING ROOM**

13'1 x 10'4 (3.99m x 3.15m)

This room with a u.PVC double glazed window to the rear and another wall mounted electric heater.



**DINING KITCHEN**

24' x 10'9 (7.32m x 3.28m)

This is a really large family size room. Laminate floor, a wall mounted heater in the dining area together with a u.PVC double glazed window to the side. The kitchen units are in grey with chrome style door furniture and post form work tops and tiled reveals, there is a breakfast bar, an inset stainless steel sink unit, an integrated electric hob and oven with an air filter above. There is an extractor to the side, space for a fridge and freezer and washer. Then a timber and glazed door to the garden path at the side.



**ADDITIONAL VIEW OF THE DINING KITCHEN**



**BATHROOM/WETROOM**

10'4 x 8'9 (3.15m x 2.67m)

The bathroom leads off from the kitchen measuring 10'4 x 8'9 it is surprisingly large. There is a white suite here comprising of a paneled bath, a cabintised wash hand basin, toilet, two walls are neatly tiled around the plumbed electric shower, an extractor, a u.PVC double glazed obscure window and a dimplex wall mounted heater.

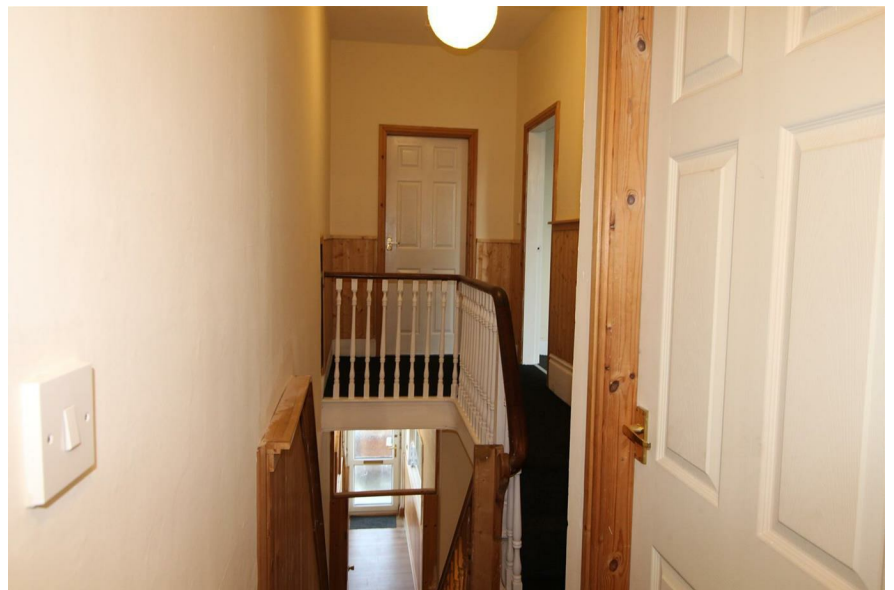


**ADDITIONAL VIEW OF THE BATHROOM**



**LANDING**

Up the spelled stair case to the landing with, at the front paneling up to the dado rail level, the spelled balustrade and a loft entrance.



## 86 THRUNSCOE ROAD, CLEETHORPES

### **BEDROOM ONE**

16'3 x 12'11 (4.95m x 3.94m)

This bedroom to the front with a u.PVC double glazed window a wall mounted electric heater, it is a large bedroom.



### **BEDROOM TWO**

13'10 x 10'4 (4.22m x 3.15m)

Another double bedroom, a u.PVC double glazed window to the back, an electric wall mounted heater.



### **BEDROOM THREE**

9'9 x 7'10 (2.97m x 2.39m)

This bedroom again a good size, this bedroom leads off the rear landing, there is a u.PVC double glazed window to the side, an electric wall heater too.



**BEDROOM FOUR**

11 x 9'9 (3.35m x 2.97m)

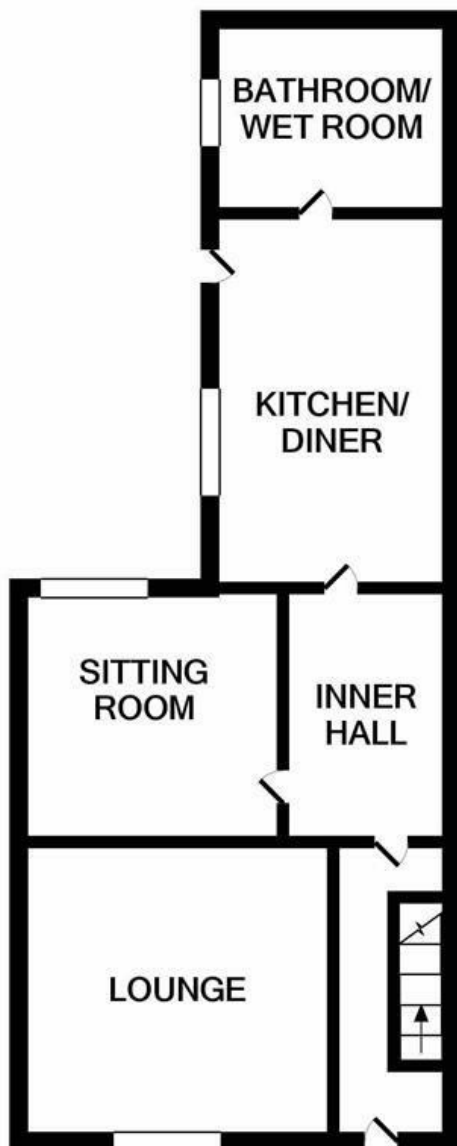
Another double bedroom this one to the very back. A u.PVC double glazed window looks over the rear garden, there is an electric wall heater, the airing cupboard here is with a lagged cyclinder.



**GARDENS**

The front garden is fenced and gated with railings to the steps leading up to the front door. The back garden with steps down from the back door, an outside tap, then through a gate into a small back garden which is walled and fenced and gated, it is an ornamental garden shingle, and enjoying a great deal of sun.



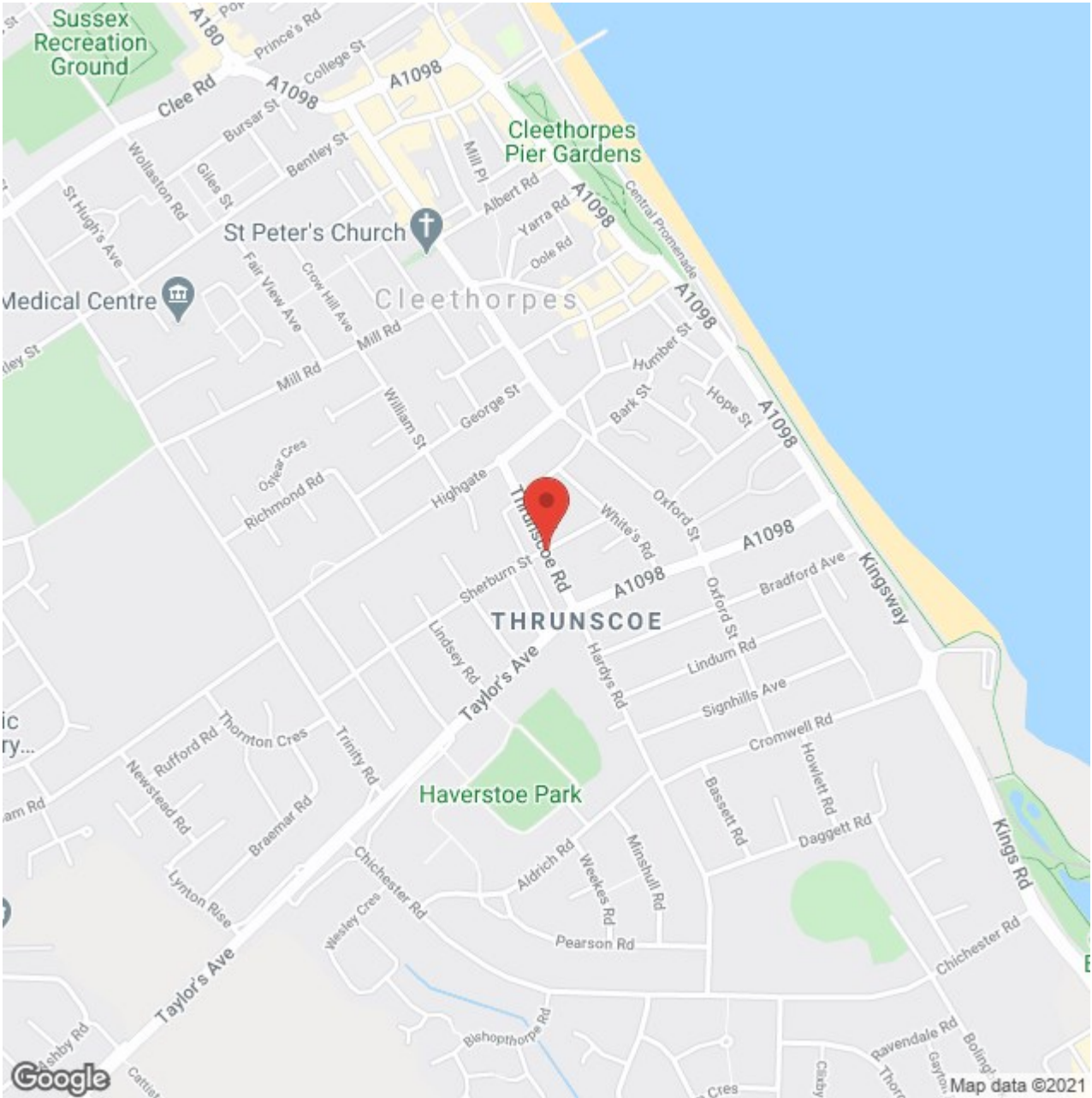
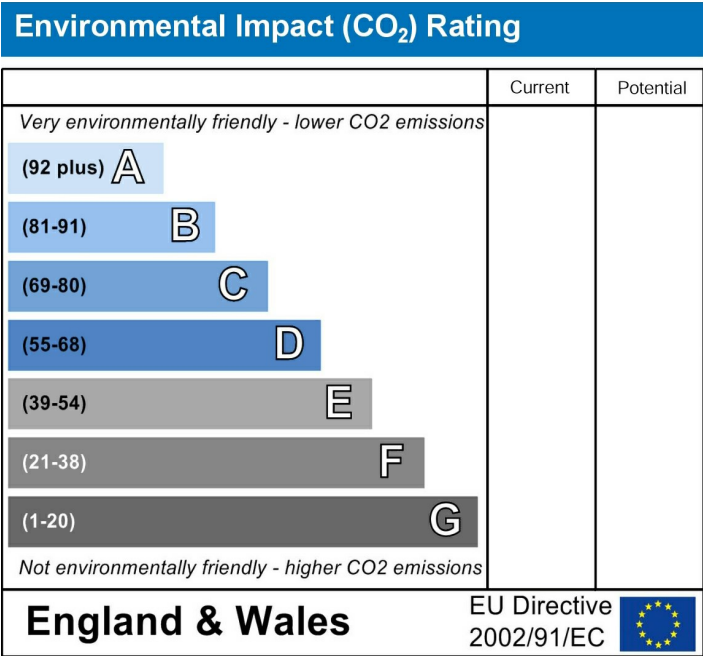
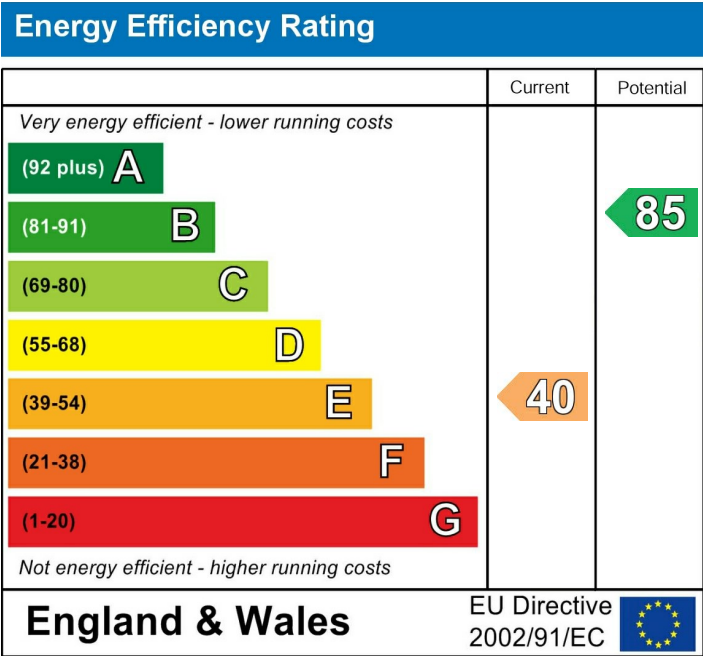


GROUND FLOOR



1ST FLOOR

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Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or [emma@personaltouch-mortgages.co.uk](mailto:emma@personaltouch-mortgages.co.uk).

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*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

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