

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

15 RAVENHILL CLOSE, CLEETHORPES

PURCHASE PRICE £155,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£155,000

TENURE

FREEHOLD



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15 RAVENHILL CLOSE, CLEETHORPES

This really is a pleasant house in a lovely cul de sac and a short walk to Middlethorpe Road. The property offers 3 bedroomed accommodation, all three bedrooms are upstairs, downstairs there is a beautiful lounge, a nice kitchen and running off it, an extension in the form of a sitting room. The bathroom is on the ground floor, there is u.PVC double glazing throughout together with gas fired central heating. Parking to the side on the drive and the garage and then the back garden which is really nice and mature. The property is nicely situated, handy for the shops with just a little walk across to Middlethorpe Road, the bus stop is also here, in the other direction you could walk to Pennells Nurseries. The property is also in the catchment area for Middlethorpe School. NO ONWARD CHAIN

ENTRANCE HALL

The entrance is to the side with a u.PVC double glazed casement door to the hall, a central heating radiator, the stairs are ahead. Nicely panelled doors lead off.



LOUNGE

16' x 13' (4.88m x 3.96m)

The lounge is to the front of the property with a u.PVC double glazed bow window, coving to the ceiling and a central heating radiator, a further u.PVC double glazed window to the side. A traditional style of polished mantel with an inset Living Flame style of coal effect gas fire with a marble hearth and backing. It is a very pleasant room.



DIFFERENT VIEW OF THE LOUNGE



ANOTHER VIEW OF THE LOUNGE



KITCHEN-DINING AREA

10' x 9'6" (3.05m x 2.90m)

The kitchen area with fitted units to the base and wall, post form roll edge work tops and tiled reveals, an inset sink unit and mixer tap, a filter above the gas cooker. Plumbing for a washing machine, plenty of space for a fridge-freezer. A central heating radiator, an understairs larder and an understairs cupboard.



15 RAVENHILL CLOSE, CLEETHORPES

DIFFERENT VIEW OF THE KITCHEN



DINING AREA

10' x 8' (3.05m x 2.44m)

This area is under the arch from the kitchen, this is a really attractive extension, the sitting area with french style, double glazed doors which look into the garden, there is also a u.PVC double glazed door to the garden path at the side and a gas wall mounted heater under the u.PVC double glazed window at the side too.



BATHROOM

The bathroom is on the ground floor with a white suite, a panelled bath with a shower from the mixer above, pedestal wash hand basin and close couple W.C. The walls are tiled, there is an extractor fan, a central heating radiator and a u.PVC double glazed obscure window.



15 RAVENHILL CLOSE, CLEETHORPES

FIRST FLOOR ACCOMMODATION

LANDING

The landing with a loft entrance, a balustrade and all panelled doors lead off.

BEDROOM 1

13' x 9'6" (3.96m x 2.90m)

This bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator and two built in cupboards.



DIFFERENT VIEW OF BEDROOM

1



15 RAVENHILL CLOSE, CLEETHORPES

BEDROOM 2

15' x 8' (4.57m x 2.44m)

With a u.PVC double glazed window looking over the back gardens and another higher, u.PVC double glazed window to the side. A central heating radiator, the bulk-head to the stairs, is here also.



BEDROOM 3

9'10" x 7'10" (3.00m x 2.39m)

This bedroom is to the back of the property with a u.PVC double glazed window which looks over the back garden. A central heating radiator.

GARAGE

The garage is a concrete sectional garage with light and power.

GARDENS

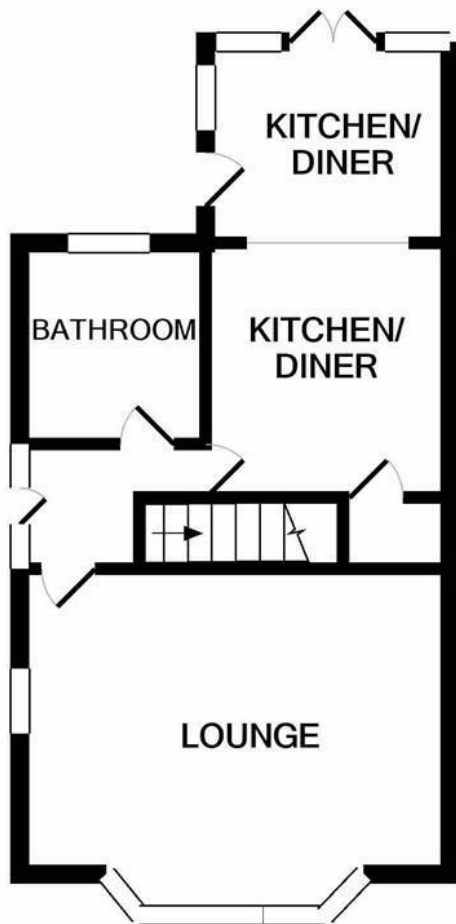
The front garden is open plan and put to lawn, there is a block paved drive sweeping down towards the garage and there is a little fencing, separating the drive from the back garden. The back garden is attractive, there is a little patio area with pavers and the lawn continues down the garden and around the back of the garage, there are mature shrubs and bushes and it is all well fenced. A nice mature garden.



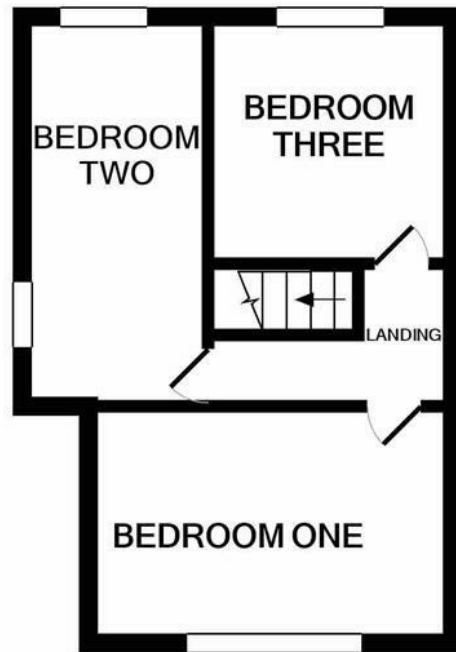
15 RAVENHILL CLOSE, CLEETHORPES

DIFFERENT VIEW OF THE GARDENS



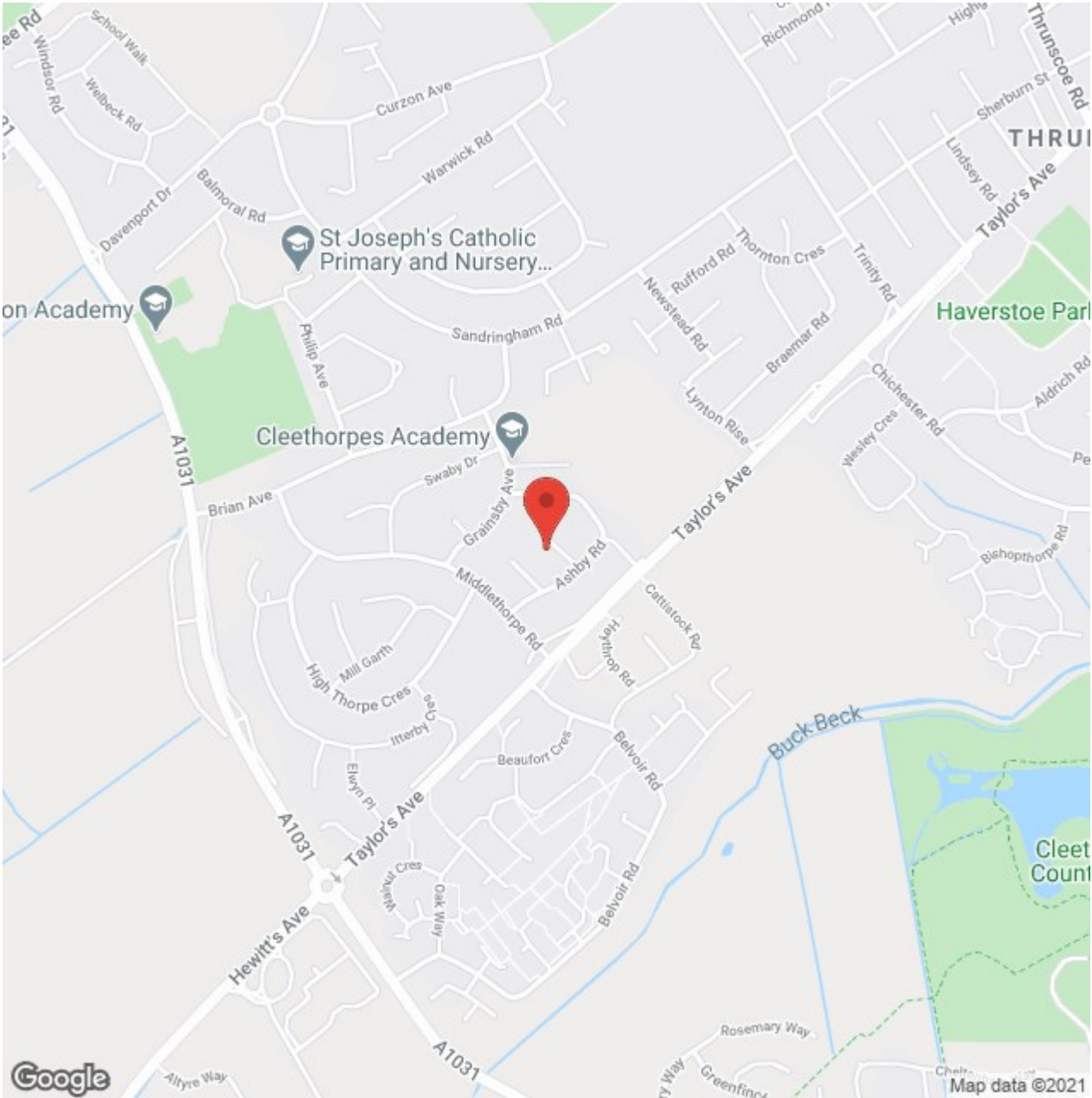
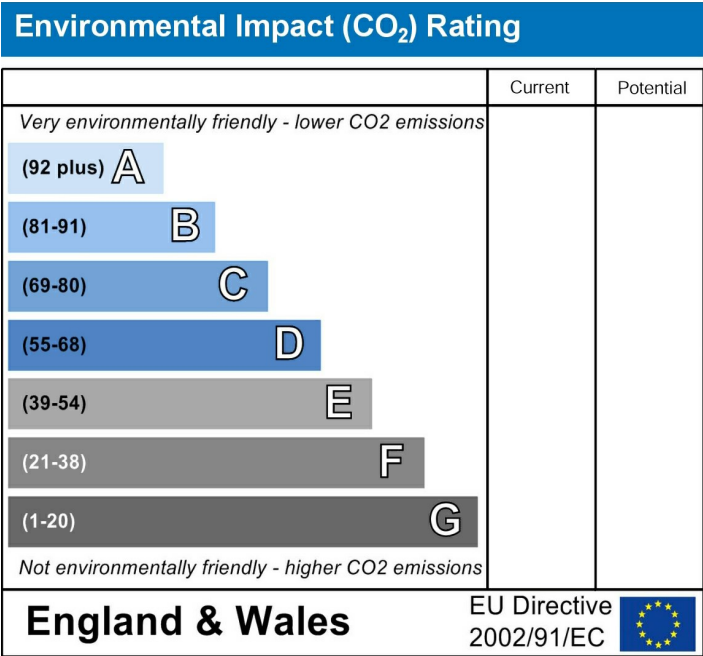
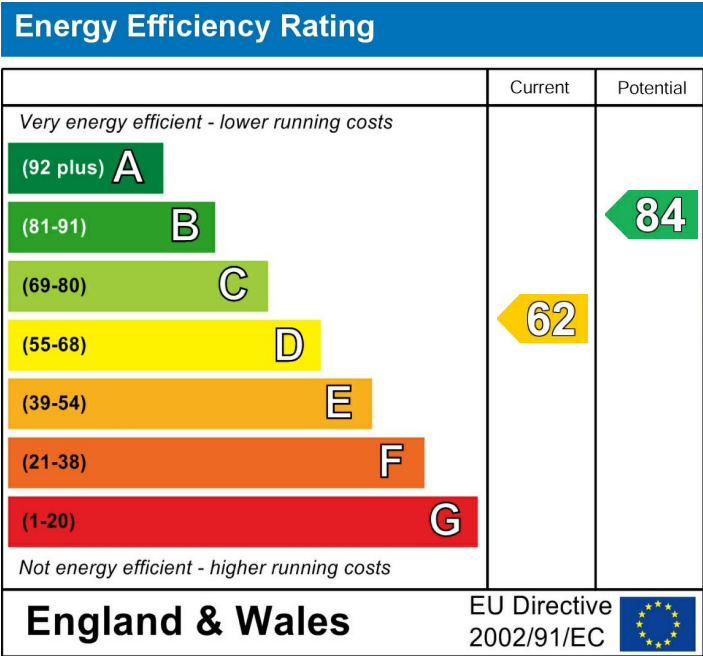


GROUND FLOOR



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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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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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@personal-touch-mortgages.co.uk.

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