

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

31 ALDRICH ROAD, CLEETHORPES

PURCHASE PRICE £299,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£299,950

TENURE

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



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31 ALDRICH ROAD, CLEETHORPES

Nestled in the desirable area of Aldrich Road, Cleethorpes, this charming detached house presents an excellent opportunity for those seeking a spacious family home. Offered for sale with no chain, this property is perfect for buyers looking to move in without delay.

The house boasts three generous reception rooms, providing ample space for both relaxation and entertaining. The inviting lounge and dining room are complemented by a versatile further reception room, which could easily serve as a fifth bedroom or a study, depending on your needs. The well-appointed kitchen is functional and ready for your personal touch, while a convenient downstairs shower room adds to the practicality of the layout.

Upstairs, you will find four well-proportioned bedrooms, ideal for family living, along with a family bathroom that caters to all your needs.

The exterior of the property is equally impressive, featuring gardens to the front, side, and rear, offering plenty of outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. With two drives and two garages, parking will never be an issue, making this home as practical as it is appealing.

While the property is in need of some tender loving care, it presents a fantastic opportunity to create your dream home in a sought-after location. Whether you are a growing family or looking for a project, this detached house on Aldrich Road is not to be missed.

ENTRANCE PORCH

Through u.PVC double glazed French doors into the porch with a hardwood and glazed door into the hall.

HALL

With a central heating radiator, an under stairs cupboard, a u.PVC double glazed door into the back garden, stairs to the first floor accommodation, two lights and coving to the ceiling.

LOUNGE

17'6" x 13'9" (5.18m '1.83m x 4.19m)

The lounge is to the front of the property with a u.PVC double glazed window to the front and side, a wooden fire surround with a marble effect back and hearth and a coal effect gas fire. A central heating radiator, a borrowed light window, a light and coving to the ceiling.



31 ALDRICH ROAD, CLEETHORPES

LOUNGE



DINING ROOM

15'10 x 10'6 (4.83m x 3.20m)

The dining room is to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



DINING ROOM



KITCHEN

10'0" x 11'10" (3.07 x 3.62)

The kitchen with a range of cream wall and base units, contrasting work surfaces, tiled splash backs and a beige sink unit with a chrome mixer tap. There is plumbing for a washing machine, space for a fridge/freezer and a cooker. Two u.PVC double glazed windows, the central heating boiler is housed within a cupboard, a central heating radiator, vinyl to the floor and a light to the ceiling.



KITCHEN



SHOWER ROOM

6'11 x 9'3 (2.11m x 2.82m)

The shower room comprising of a walk-in shower, a pedestal wash hand basin and a toilet. Two u.PVC double glazed windows, part tiled walls, a central heating radiator, vinyl to the floor, a light and coving to the ceiling.



31 ALDRICH ROAD, CLEETHORPES

RECEPTION ROOM/BEDROOM 5

12'8 x 10'7 (3.86m x 3.23m)

With a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u. PVC double glazed window, a built in cupboard, an airing cupboard, a central heating radiator, a light and coving to the ceiling.

BEDROOM 1

17'2 x 10'10 (5.23m x 3.30m)

This double bedroom to the front of the property with two u.PVC double glazed windows, two fitted wardrobes, two central heating radiators, a light and coving to the ceiling. There is a walk-in cupboard with access to the loft.



BEDROOM 1



BEDROOM 2

12'9 x 10'7 (3.89m x 3.23m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a built-in wardrobe, a central heating radiator and a light to the ceiling.



31 ALDRICH ROAD, CLEETHORPES

BEDROOM 3

12'8 x 9'6 (3.86m x 2.90m)

The third double bedroom with a u.PVC double glazed window, a built-in wardrobe, a central heating radiator and a light to the ceiling.



BEDROOM 4

10'9 x 10'1 (3.28m x 3.07m)

Bedroom 4 is to the front of the property with a u.PVC double glazed window, a central heating radiator, a walk-in cupboard and a light to the ceiling.



31 ALDRICH ROAD, CLEETHORPES

BATHROOM

9'11 max x 8'1 decreasing to 5'7 (3.02m max x 2.46m decreasing to 1.70m)

The bathroom comprising of a white suite with a panelled bath, a chrome mixer tap, a Triton Electric shower, a vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



INTEGRAL GARAGE

The integral garage with an up and over, there is light and power within. The gas and electric meters are located in here.

DETACHED GARAGE

The detached garage with an up and over door, a courtesy door at the rear, there is light and power within.



31 ALDRICH ROAD, CLEETHORPES

OUTSIDE

The front and side garden has a walled boundary, there is concrete drive and a concrete pathway around the property and it is mainly laid to lawn with established borders. There is a second concrete drive at the side of the property leading to the detached garage. Through the wooden gate into the back garden with a walled and fenced boundary and is laid to concrete for ease of maintenance.



OUTSIDE

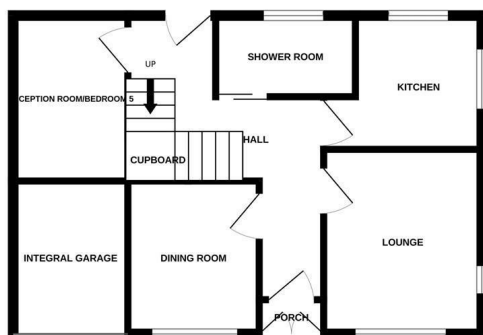


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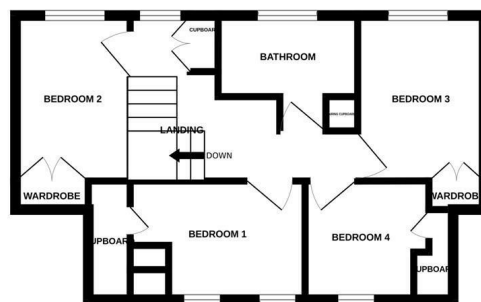
OUTSIDE



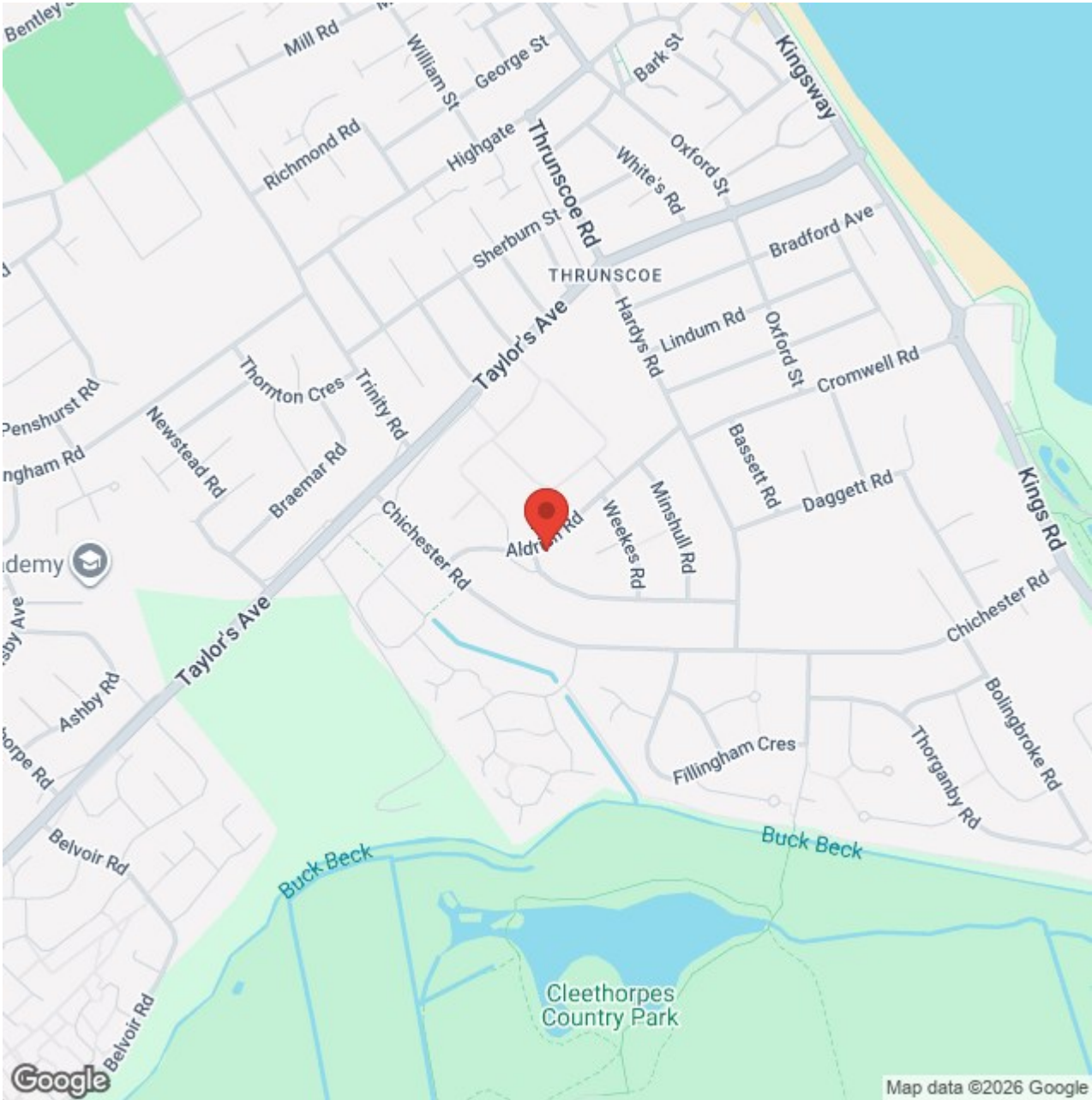
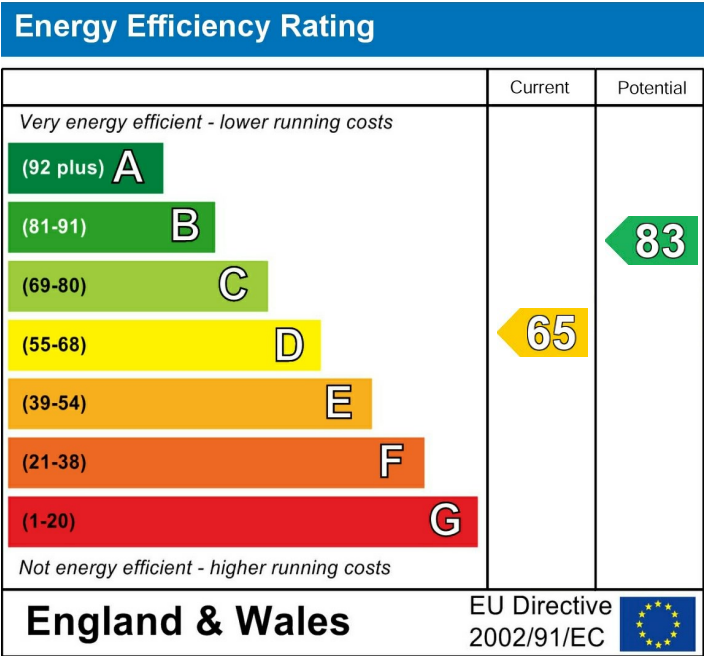
GROUND FLOOR



1ST FLOOR



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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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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They normally charge a fee of £495 payable on production of offer.

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