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PROPERTY FOR SALE
44 GAYTON ROAD, CLEETHORPES

PURCHASE PRICE £255,000 FREEHOLD

VIEWING	By appointment with this office
COUNCIL TAX BAND	B
PURCHASE PRICE	£255,000
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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44 GAYTON ROAD, CLEETHORPES

Nestled on the charming Gayton Road in Cleethorpes, this immaculately presented semi-detached house offers a delightful blend of comfort and modern living, all within a short stroll of the picturesque sea front. The property boasts an inviting entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The modern kitchen and dining room provide an ideal space for family meals and gatherings, ensuring that every corner of this home is both functional and stylish.

Upstairs, you will find two generously sized double bedrooms alongside a single bedroom, making this residence perfect for families or those seeking extra space. The well-fitted bathroom on the first floor is designed with convenience in mind, catering to all your needs.

Outside, the property features a front garden and off-road parking for two vehicles. The rear garden is a true gem, offering a good-sized patio area that is perfect for outdoor dining or simply enjoying the fresh air. Additionally, a timber shed equipped with light and power provides ample storage or could serve as a workshop for the creative enthusiast.

This home is double glazed and benefits from gas central heating, ensuring warmth and comfort throughout the year. With its fabulous location and impeccable presentation, this semi-detached house is an exceptional opportunity for anyone looking to embrace the coastal lifestyle in Cleethorpes. Don't miss your chance to make this lovely property your new home.

ENTRANCE HALL

Through a u.PVC double glazed door with side panel into the hall, a u.PVC double glazed window, stairs to the first floor accommodation, a central heating radiator and a cupboard. Durable laminate to the floor and a light to the ceiling.

44 GAYTON ROAD, CLEETHORPES

LOUNGE

14'6 x 11'8 (4.42m x 3.56m)

The lounge is to the front of the property with a u.PVC double glazed bow window, a marble effect fire surround with a black and chrome coal effect electric fire. A central heating radiator and a light to the ceiling.

LOUNGE

KITCHEN

12'1 x 8'5 (3.68m x 2.57m)

With a range of cream wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An integrated electric hob and oven with a stainless steel extractor fan above, an integrated fridge, freezer and washing machine. A u.PVC double glazed window and door, tiled splash backs, laminate to the floor and a light to the ceiling.

KITCHEN

DINING ROOM

12'2 x 9'2 (3.71m x 2.79m)

The dining room with u.PVC double glazed French doors with side windows, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

DINING ROOM

LANDING

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

BATHROOM

5'0 x 8'6 (1.52m x 2.59m)

A white suite comprising of a P-Shaped bath, a chrome mixer tap, an electric shower and a glass shower screen, a cabinetised WC and sink with chrome fittings. Two u.PVC double glazed windows, PVC boarding to the walls, a chrome ladder style central heating radiator, laminate to the floor and spotlights to the ceiling.

BEDROOM 1

12'3 x 11'9 (3.73m x 3.58m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling

BEDROOM 1

BEDROOM 2

12'3 x 9'2 increasing to 11'9 (3.73m x 2.79m increasing to 3.58m)

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

BEDROOM 2

BEDROOM 3

7'7 x 7'8 (2.31m x 2.34m)

Bedroom 3 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.

OUTSIDE

The front garden has a walled and fenced boundary and is laid to lawn with decorative chippings. There is a concrete drive which leads through double wooden gates into the rear garden.

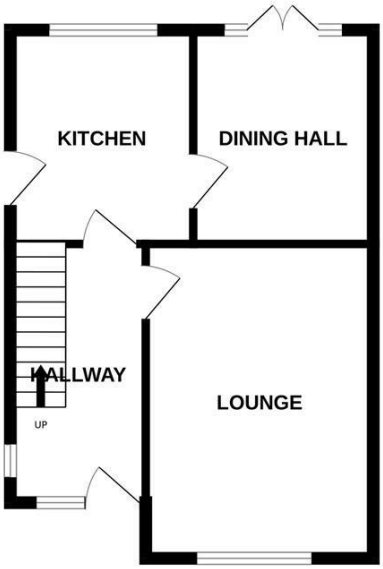
The rear garden has a fenced boundary and is laid to artificial grass and there is a large patio area. A timber shed with light and power and there is power at the bottom of the garden.

44 GAYTON ROAD, CLEETHORPES

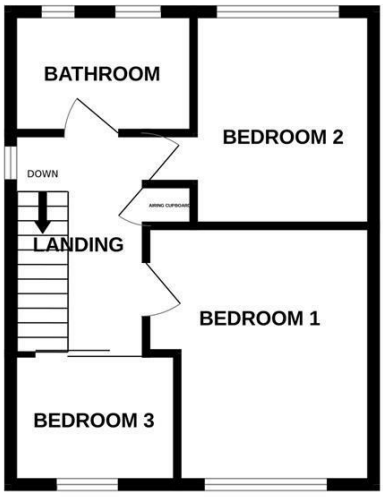
OUTSIDE

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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Energy Efficiency Rating

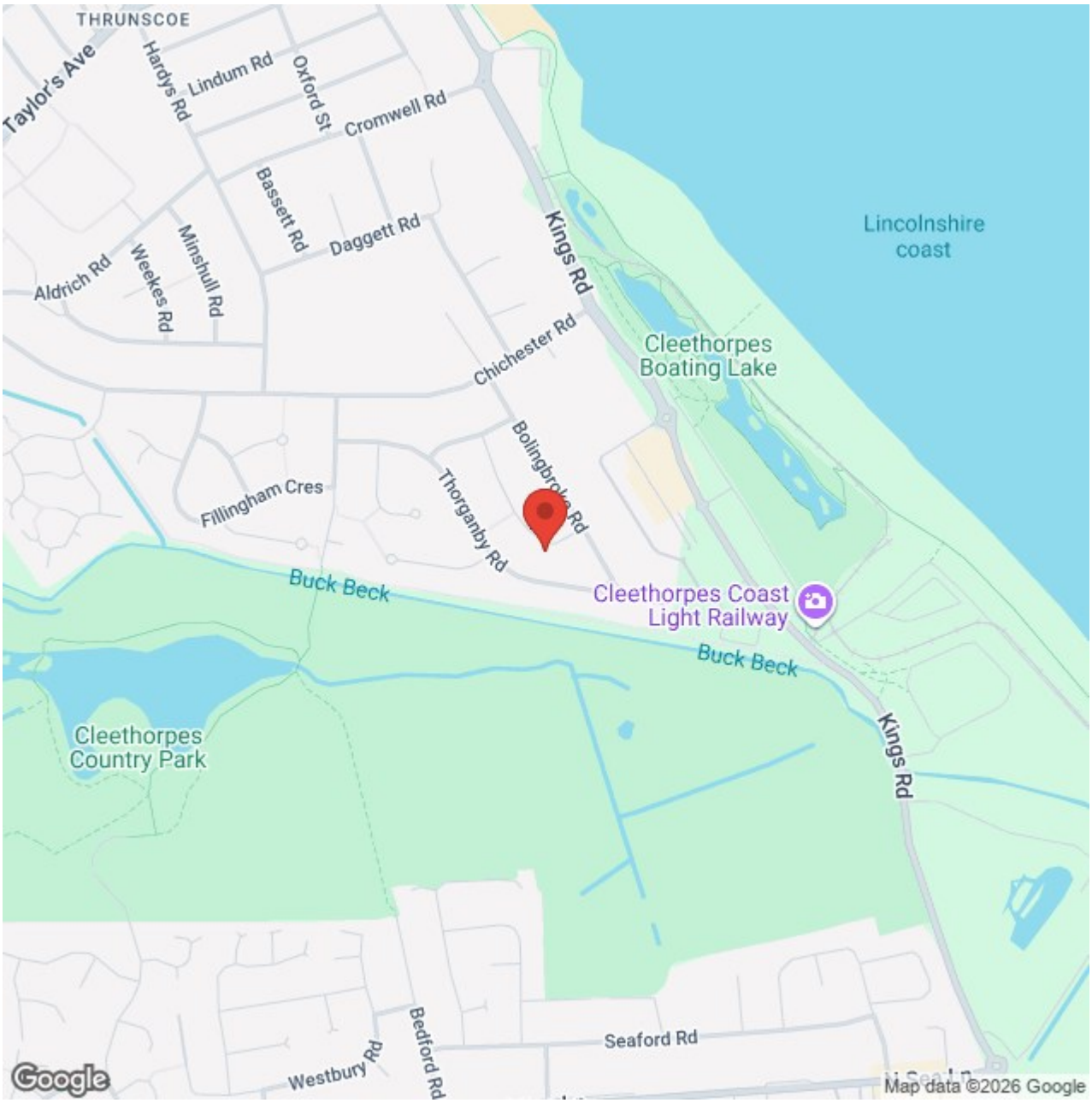
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC



ADDITIONAL NOTES

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. 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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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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