

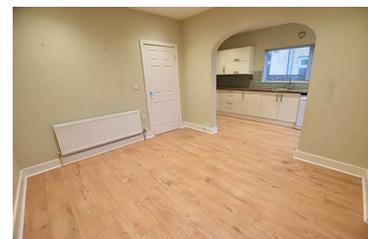


9 Lindsey Road Cleethorpes, North East Lincolnshire DN35 8TW

We are delighted to offer for sale this TRADITIONAL STYLE BAY FRONTED THREE BEDROOM SEMI DETACHED FAMILY HOME situated just off Taylors Avenue, close to Cleethorpes town centre with its abundance of amenities and a short walk from the promenade. Benefitting from gas central heating and uPVC double glazing with the accommodation comprising; Entrance hall, lounge, dining/rear sitting room open to the kitchen, sunroom/utility room and to the first floor master bedroom with en suite shower room, three bedrooms and family bathroom. Having a walled front garden and large than average rear westerly facing garden which is mainly laid to lawn with a paved patio. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Offers Invited £190,000

- TRADITIONAL BAY FRONT SEMI DETACHED HOUSE
- ENTRANCE HALL
- LOUNGE WITH BAY TO FRONT ASPECT
- DINING/SITTING ROOM OPEN PLAN TO MODERN KITCHEN
- REAR LAUNDRY/SUN ROOM
- THREE BEDROOMS. ENSUITE SHOWER ROOM TO MASTER
- FAMILY BATHROOM
- GARDENS TO FRONT & REAR
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a composite door with side light panels and arched top light.



HALLWAY

The welcoming hallway has solid wood flooring with carpeted returned stairs case with open white spindle balustrade and handy under stairs storage cupboard. Finished with down lights to the ceiling and radiator.



LOUNGE

13'1" x 11'1" (4.0m x 3.4m)

To the front aspect with a uPVC double glazed square bay window, carpeted flooring, radiator and feature stone fireplace with tiled hearth and gas fire.



DINING/SITTING ROOM

14'1" x 10'2" (4.30 x 3.10m)

The dining room is to the rear of the property with a uPVC double glazed square bay window overlooking the westerly facing rear garden. Open arch to the kitchen creating the ideal family area and finished with wood effect laminate flooring and two radiators.



DINING/SITTING ROOM



DINING/SITTING ROOM



KITCHEN

14'9" x 5'10" (4.50m x 1.80m)

The kitchen benefits from a large range of cream gloss wall and base units with matching pan draws and contrasting wood effect work surfaces, tiled splashbacks and incorporates a stainless steel sink and drainer, electric hob, electric fan assisted oven, glass splash back and stainless steel chimney style extractor hood. Ample space for further appliances and wall mounted boiler in matching unit. Finished with continued wood effect laminate flooring, down lights to the ceiling, uPVC double glazed window to the side aspect and uPVC double glazed French doors leading to the sunroom/utility. Open arch to the sitting dining area.



KITCHEN



KITCHEN



KITCHEN



UTILITY/SUN ROOM

7'10" x 7'10" (2.40m x 2.40m)

The handy sunroom/utility room has a uPVC sliding door leading to the garden and wood effect vinyl flooring.



FIRST FLOOR

FIRST FLOOR LANDING

Having carpeted flooring with white spindle balustrade and loft access to the ceiling.



BEDROOM ONE

11'9" x 10'2" (3.60m x 3.10m)

To the front of the property with a uPVC double glazed window, carpeted flooring and radiator. Door leading to the shower room.



BEDROOM ONE



ENSUITE SHOWER ROOM

5'10" x 4'11" (1.80m x 1.50m)

Benefitting from a white two piece suite comprising of; Walk in shower with glazed screen and vanity sink unit with handy storage. Finished with fully tiled walls and floor, down lights, heated towel rail, extractor fan and uPVC double glazed window to the front aspect.



BEDROOM TWO

12'1" x 9'2" (3.70m x 2.80m)

The second double bedroom is to the rear of the property and has a uPVC double glazed window, carpeted flooring, down lights to the ceiling and radiator.



BEDROOM TWO



BEDROOM THREE

7'10" x 7'10" (2.40m x 2.40m)

The third bedroom has a uPVC double glazed window, down lights to the ceiling, wood effect laminate flooring, dado rail and radiator.



BATHROOM

5'10" x 4'11" (1.80m x 1.50m)

Benefitting from a white three piece suite comprising of; Bath with hand shower attachment, pedestal hand wash basin and low flush wc. Finished with part tiled walls, down lights to the ceiling, wood effect vinyl flooring, heated towel rail and uPVC double glazed window to the side aspect.



OUTSIDE

GARDENS

The property stands with a walled boundaries to the front having two wrought iron access gates leading to the low maintenance front garden. Side gate leading to the rear garden. The westerly facing rear garden is a great size with fenced boundaries and rear wooden access gate and is mainly laid to lawn with a paved patio and timber shed.



COUNCIL TAX BAND & EPC RATING

Council Tax Band -

EPC -

TENURE - LEASEHOLD

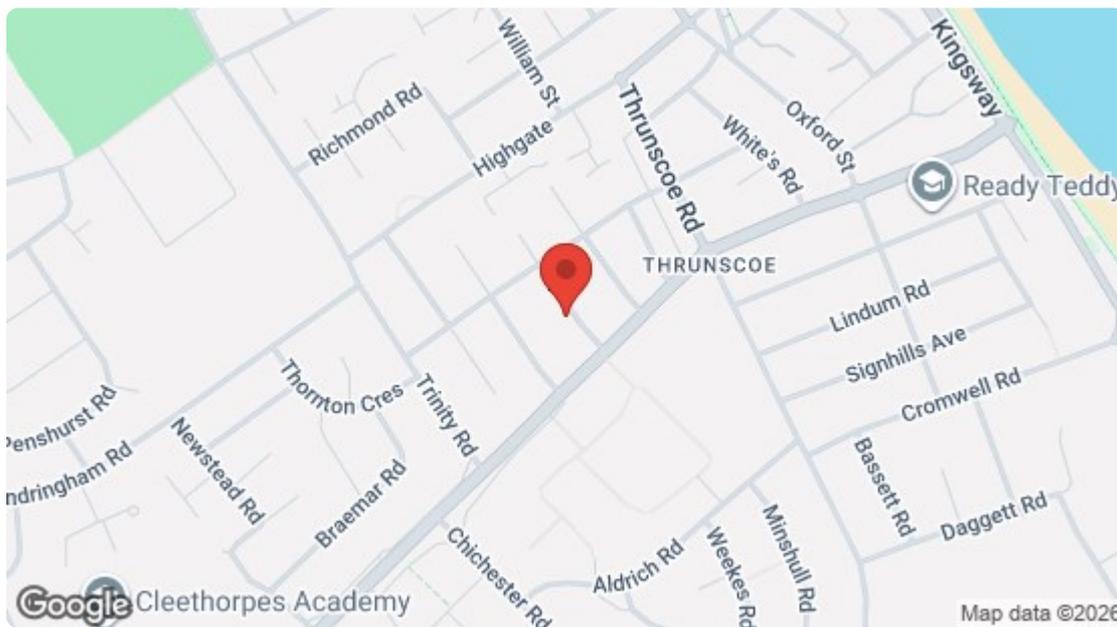
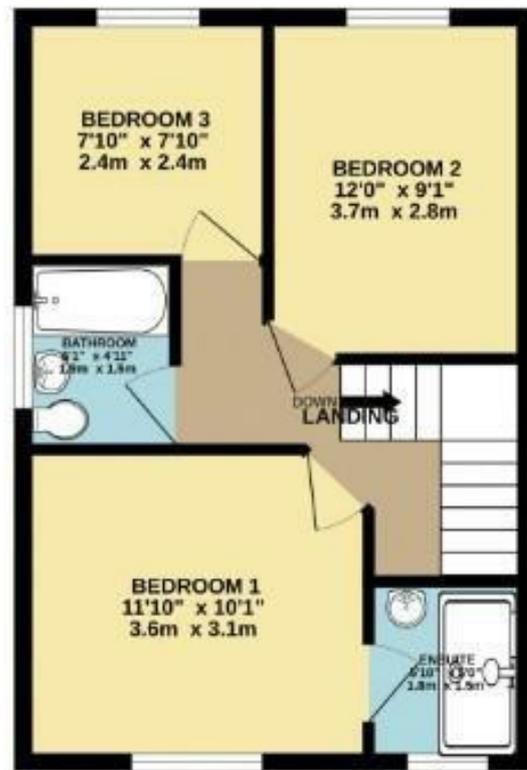
We are informed by the seller that the tenure of this property is Leasehold. 999 years from 6th April 1924 and the lease being £10.86 per year. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.