



25 Oxford Street Cleethorpes, North East Lincolnshire DN35 8RE

This beautifully presented end-terrace property ideally located in the heart of Cleethorpes offers turnkey living finished to an exceptional standard. Situated within easy reach of local amenities, excellent bus routes and a vibrant selection of cafes, bars, restaurants and the seafront promenade, the home perfectly blends convenience with coastal charm. Benefiting from gas central heating and uPVC double glazing throughout, the property has been thoughtfully modernised by the current vendor, combining contemporary finishes with original character features. The accommodation briefly comprises an inviting porch with original tiling to dado height, a welcoming reception hall, and two elegant reception rooms, one enhanced by plantation shutters and a charming window seat. To the rear, a stunning open-plan living kitchen diner features seamless-edge worktops and a bespoke media unit, creating a stylish and functional family space. To the first floor are three generously sized double bedrooms and a modern family bathroom. Outside, the property boasts a well-maintained, low-maintenance garden with a delightful summer house complete with power and lighting ideal for relaxation or home working. Early viewing is highly recommended, as this exceptional home is sure to attract immediate interest.

£180,000

- CENTRAL CLEETHORPES LOCATION
- TURN KEY CONDITION
- END TERRACE FAMILY HOME
- LIVING KITCHEN DINER
- TWO RECEPTION LOUNGES
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- SUMMER GARDEN ROOM
- VIEWING ESSENTIAL



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC door into the porch.

PORCH

The welcoming entrance porch retains original tiling to dado height with wood effect laminate flooring and a wooden door with stained glass top light leading to the reception hallway.



HALLWAY

The welcoming hallway sets the tone for the rest of the property with its original coving and cornice, modern panelled walls to dado height, wood effect laminated flooring and carpeted stairs with original white wooden open spindle balustrade leading to the first floor.



LOUNGE

15'7" x 11'6" (4.75 x 3.53)

The first reception lounge is to the front aspect having a uPVC double glazed square bay window with modern white plantation shutters fitted and a window seat. Finished with original coving to the ceiling, carpeted flooring, radiator, alcove shelving and feature fireplace with iron inset, tiled hearth and gas fire.



LOUNGE



REAR SITTING ROOM

13'2" x 9'11" (4.03 x 3.03)

The second sitting room is to the rear of the property with a uPVC double glazed window having blinds fitted, original coved ceiling, carpeted flooring, radiator and feature original cast iron fire place.



REAR SITTING ROOM



LIVING KITCHEN DINER

29'2" x 9'4" (8.91 x 2.85)

This stunning room forms the true heart of the home, combining sleek modern design with a wonderfully versatile layout perfect for family living and entertaining. The kitchen boasts an impressive range of white, shaker-style wall and base units, beautifully complemented by contrasting worktops and matching splashbacks. A ceramic sink with drainer sits beneath, alongside a five-ring gas hob with a striking stainless steel chimney-style extractor above and a fan-assisted electric oven below. Integrated appliances include a dishwasher and fridge freezer, while a cleverly designed utility cupboard provides ample space and plumbing for both a washing machine and tumble dryer, plus additional room for an under-counter drinks fridge. Positioned at one end of the room, the kitchen enjoys an abundance of natural light, with uPVC double glazed French doors opening out to the garden, as well as a side window and door overlooking the property. The dining area is equally inviting, featuring a bespoke built-in media unit with storage drawers, ideal for modern family life. The space is finished to a high standard with a coved ceiling, recessed downlights, wood-effect laminate flooring, and a radiator. An additional window brightens the dining space, while an open feature chimney breast with a tiled hearth adds character and warmth, completing this exceptional room.



LIVING KITCHEN DINER



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LIVING KITCHEN DINER



FIRST FLOOR

FIRST FLOOR LANDING

The split level landing has continued wall panelling to dado height, covered ceiling, carpeted flooring, radiator and loft access to the ceiling.



FIRST FLOOR LANDING



BEDROOM ONE

15'8" x 13'3" (4.79 x 4.06)

The master bedroom is a great size as is to the front of the property with two uPVC double glazed windows with plantation shutters, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

13'10" x 10'7" (4.24 x 3.24)

The second double bedroom is to the middle of the property with a uPVC double glazed window with modern blinds fitted, carpeted flooring and radiator.



BEDROOM TWO



BEDROOM THREE

9'4" x 7'3" (2.86 x 2.23)

The third double bedroom is to the rear of the property and presently being used as a dressing room. Finished with carpeted flooring, radiator and a uPVC double glazed window to the rear aspect with modern blind fitted.

BATHROOM

9'4" x 6'2" (2.87 x 1.90)

The family bathroom benefits from a white three piece suite comprising of; P-Shaped bath with shower over and curved glazed screen, vanity hand wash basin with handy storage and low flush wc. Finished with tiling to the splashback areas, wood effect vinyl flooring, heated towel rail and a uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property stands with a rendered walled boundary to front aspect with decorative wrought iron fencing above and matching gate leading to the low maintenance front garden. The private rear garden is an ideal retreat for summer afternoons with a mixture of walled and fenced boundaries with a rear wooden access gate leading to the secure passage way. The garden has been cleverly design to be low maintenance with its paved pathway and patio area, shingle area, well stocked raised sleeper planters with feature lighting.



GARDEN SUMMER HOUSE

10'5" x 7'0" (3.18 x 2.14)

This fantastic addition built by EYG offers a versatile use for either relaxing on an evening or home working. Having uPVC double glazed doors to the front and a uPVC window to the side aspect, fitted with down lighting, wood effect vinyl flooring, electric lighting and heating.



REAR VIEW



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

TENURE - FREEHOLD

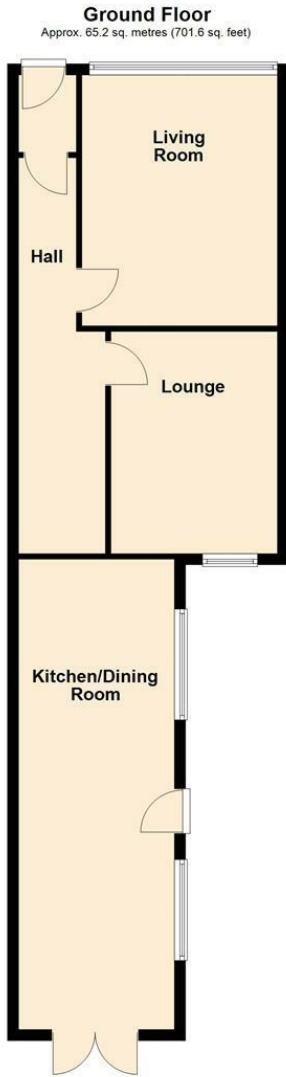
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

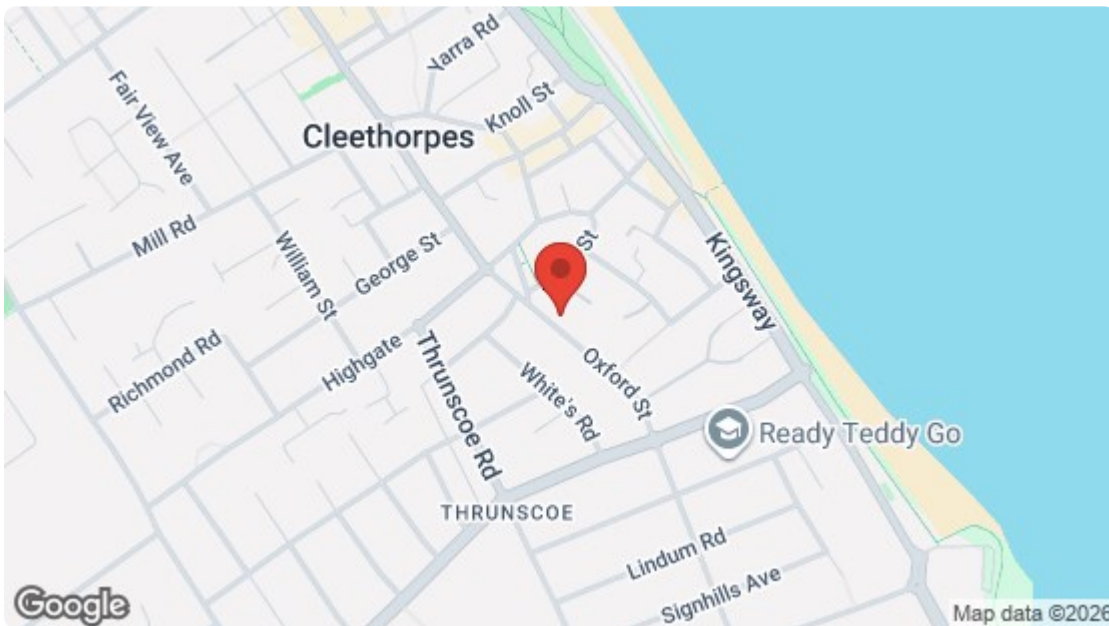
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



Total area: approx. 118.1 sq. metres (1271.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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			
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 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.