JoWalker

ESTATE AGENTS

8 College Street

Cleethorpes, North East Lincolnshire DN35 8BW

We are delighted to offer for sale this three-bedroom mid-terrace property, ideally situated in the heart of Cleethorpes town centre, within easy reach of a wide range of local amenities, including shops, restaurants, bars, the promenade, and the train station. The property retains a number of original features and would benefit from a programme of cosmetic modernisation, offering an excellent opportunity for buyers to create a home to their own taste and specification. The accommodation briefly comprises an entrance porch with original tiled flooring, welcoming hallway, through lounge/dining room, kitchen, utility room, and cloakroom. To the first floor are three good-sized bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance front garden and an enclosed, walled rear garden enjoying a southerly aspect. Early viewing is highly recommended to fully appreciate the potential on offer. The property is available with no forward chain.

Offers Over £99,000

- THREE BEDROOMS MID TERRACE
- TOWN CENTRE LOCATION
- CLOSE TO AMENITIES
- PERIOD FEATURES
- MODERNISATION REQUIRED
- THROUGH LOUNGE/DINER
- KITCHEN/DINER
- UTILITY & CLOAKROOM
- SOUTH FACING GARDEN
- NO FORWARD CHAIN

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Entered through a wooden entrance door leading into the porchway.

PORCH
Featuring original tiled flooring, the porch provides access to the hallway via a further wooden door.

HALLWAY
Having solid wood flooring, a radiator, and an original coved ceiling, with stairs rising to the first floor.

LOUNGE
12'11" x 9'8" (3.95m x 2.95m)
To the front of the property is a uPVC double-glazed bay window, solid wood flooring, an original coved ceiling, a radiator, and a wall-mounted electric fire. The room is open plan to the dining room.

LOUNGE

DINING ROOM

12'11" x 12'3" (3.96m x 3.75)

Open to the lounge, this space creates a fantastic family and entertaining area, featuring original coving to the ceiling, a radiator, continued solid wood flooring, and a uPVC double-glazed window overlooking the rear aspect.

DINING ROOM

KITCHEN

16'10" x 8'3" (5.15m x 2.53m)

Benefiting from a range of beach-fronted wall and base units with contrasting work surfaces, tiled splashbacks, and a stainless steel sink. The kitchen also incorporates a range oven with a chimney-style extractor hood and provides ample space for additional appliances. Finished with tiled flooring, a uPVC double-glazed window, and a door leading to the garden.

KITCHEN

UTILITY

6'8" x 6'7" max (2.04m x 2.03m max)

Having a uPVC double-glazed window to the side aspect, this useful utility area features practical work surfaces and storage units, while also housing the wall-mounted boiler.

GROUND FLOOR WC

4'8" x .29'6" (1.43m x .09m)

Fitted with a white two-piece suite comprising a hand wash basin and low-flush WC, this room is further enhanced by wood-effect laminate flooring, tiled walls, and a uPVC double-glazed window to the rear aspect.

FIRST FLOOR LANDING

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Split-level landing with a white spindle balustrade and access to the loft via a ceiling hatch.

BEDROOM ONE

13'0" x 11'5" (3.97m x 3.50m)

Having a uPVC double glazed window to the front aspect, carpeted flooring and raidator.

BEDROOM TWO

12'5" x 7'6" (3.79m x 2.31m)

Having a uPVC double glazed window to the rear, carpeted flooring, coved ceiling and raidator.

BEDROOM THREE

13'5" x 8'5" (4.09m x 2.57m)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.

BATHROOM

10'2" x 5'3" (3.10m x 1.62m)

Benefitting from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. Finished with two uPVC double lazed windows tothe side aspect, tiled effect flooring, tiled walls and radiator.

OUTSIDE

THE GARDENS

Having a low maintenacne garden to the front aspect with a walled boundary and to the rear a walled garden with a rear wooden access gate and lawn.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

TENURE - FREEHOLD

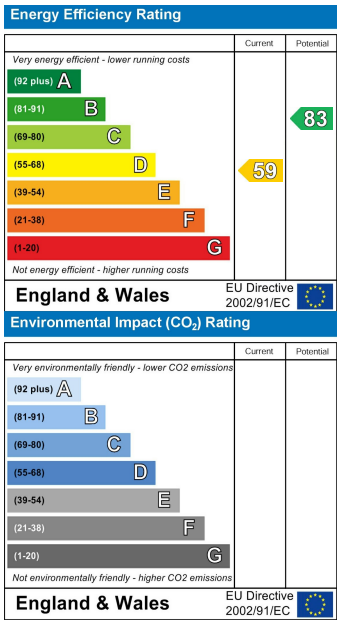
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



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 firms 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.