JoyWalker

ESTATE AGENTS

51 Rowston Street

Cleethorpes, North East Lincolnshire DN35 8QR

We are delighted to offer for sale this charming two-bedroom mid-terrace property, situated just a stone's throw from Cleethorpes Promenade and within easy reach of a wide range of local amenities, excellent bus routes, restaurants, and bars. The property benefits from gas central heating and uPVC double glazing, and has been improved with a new damp-proof course, new roof, fascias and gutters, and a recently installed boiler. The well-presented accommodation comprises an entrance hall, a dining room open to the lounge, and a spacious kitchen diner. To the first floor are two double bedrooms and a large family bathroom fitted with a four-piece suite. Externally, the property enjoys a walled front garden and a southerly facing rear garden with patio areas at both ends, providing ideal spaces for outdoor seating and entertaining. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Offers Over £150,000

- NEAR CLEETHORPES PROMENADE
- MID-TERRACE HOME
- TWO DOUBLE BEDROOMS
- CLOSE TO SHOPS AND AMENITIES
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- NEW ROOF AND BOILER
- OPEN-PLAN LOUNGE/DINER
- FOUR-PIECE BATHROOM
- SOUTH-FACING REAR GARDEN

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www.joywalker.co.uk

DRAFT DETAILS
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Accessed via a composite entrance door with a glazed top light above, opening into the hallway.

HALLWAY
Featuring wood-effect laminate flooring, a radiator, and carpeted stairs leading to the first floor.

HALLWAY

DINING ROOM
12'6" x 9'6" (3.82 x 2.91)
The dining room features continued wood-effect laminate flooring, a radiator, and a uPVC double-glazed window overlooking the rear aspect with fitted blinds. Open to the lounge, it creates a spacious and versatile living area ideal for both dining and relaxation.

DINING ROOM

DINING ROOM

LOUNGE

14'2" x 9'7" (4.34 x 2.93)

Open to the dining room, the lounge benefits from continued wood-effect flooring, a radiator, and a uPVC double-glazed square bay window to the front aspect. The room is centred around a feature white-painted fire surround with a tiled back and hearth, incorporating a fitted electric fire.

LOUNGE

LOUNGE

KITCHEN DINER

The spacious kitchen/diner is well appointed with an extensive range of wood-effect wall and base units, complemented by contrasting work surfaces and tiled splashbacks. It incorporates a circular stainless steel sink and drainer, a gas hob with a stainless steel chimney-style extractor above, and double fan-assisted electric ovens below. There is an integrated dishwasher, together with ample space for a freestanding fridge/freezer, washing machine, and tumble dryer. A matching unit houses the newly fitted wall-mounted boiler. The room is finished with a uPVC double-glazed window with fitted blinds to the side aspect, uPVC French doors with integrated blinds opening onto the patio, coving, recessed downlighting, a large storage cupboard, and tiled-effect laminate flooring.

KITCHEN DINER

KITCHEN DINER

FIRST FLOOR

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FIRST FLOOR LANDING

The split-level landing features carpeted flooring, a white wooden open-spindle balustrade, and loft access to the ceiling.

FIRST FLOOR LANDING

BEDROOM ONE

The master bedroom benefits from a uPVC double-glazed window with fitted blinds to the front aspect, carpeted flooring, and a radiator.

BEDROOM ONE

BEDROOM TWO

The second double bedroom benefits from a uPVC double-glazed window with fitted blinds, carpeted flooring, and a radiator.

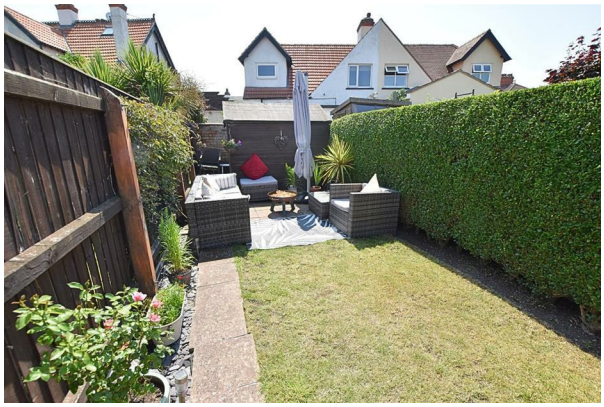
BATHROOM

The bathroom benefits from a white four-piece suite comprising a walk-in shower with glazed screens and aqua-style panelling to the splashback, a freestanding bath, a pedestal hand wash basin, and a low-flush WC. The room is finished with downlighting, tiling to dado height, tiled-effect laminate flooring, and a heated towel rail, along with a uPVC double-glazed window to the rear aspect.

OUTSIDE

THE GARDENS

o the front of the property is a walled, low-maintenance garden with a wrought iron pedestrian gate. To the rear is a southerly facing, well-maintained garden with fenced and hedged boundaries, featuring dual-aspect patio areas, a lawn, and slate borders. A wooden gate provides a right of access for two neighbouring properties for bin storage and collection purposes.



THE GARDENS

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COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC -

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

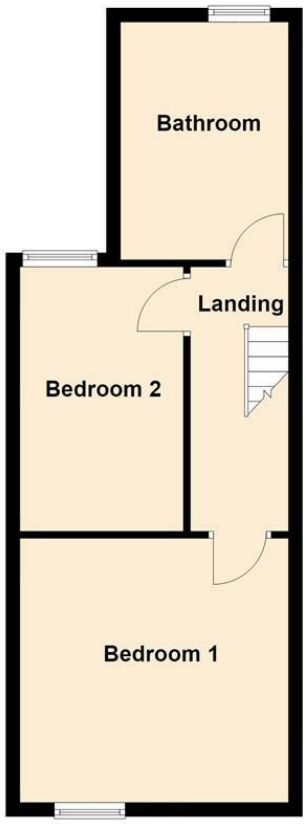
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

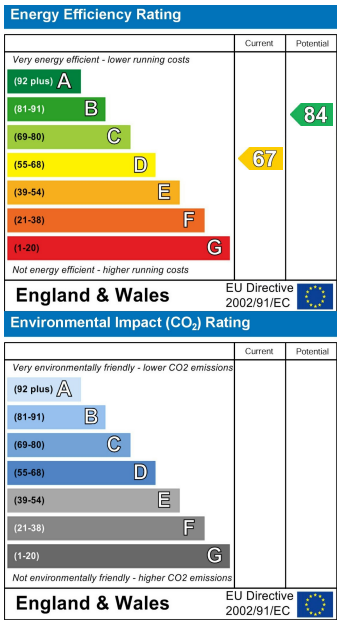
Approx. 42.8 sq. metres (461.1 sq. feet)

First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 81.7 sq. metres (879.5 sq. feet)



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.