



## 31 Beacon Avenue Cleethorpes, North East Lincolnshire DN35 8EQ

'CASH BUYERS ONLY' (Due to foam spray insulation in the roof void) for this THREE BEDROOM SEMI DETACHED HOUSE which is located within walking distance of St. Peter's Avenue and its excellent shopping. The accommodation is in need of updating and includes: Entrance hall, through lounge/dining room, kitchen, three bedrooms and bathroom and separate wc to the first floor. Double glazing. Extensive gas central heating system (not tested). Front garden with off road parking plus rear garden. NO CHAIN.

**Offers In Excess Of £120,000**

- CASH BUYERS ONLY
- SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINING ROOM
- KITCHEN
- THREE BEDROOMS
- BATHROOM & SEPARATE WC
- DOUBLE GLAZING
- EXTENSIVE GAS CENTRAL HEATING SYSTEM (NOT TESTED)
- OFF ROAD PARKING
- NO CHAIN



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a uPVC entrance door which is fitted with laminate flooring and radiator. The spelled staircase leads up to the first floor.



#### THROUGH LOUNGE/DINING ROOM

25'9" x 12'0" (7.87 x 3.67)

This excellent sized through room has a double glazed window to the front elevation, coving to ceiling and radiator to the dining area. The floor is fitted with oak flooring which is in need of attention.



#### LOUNGE AREA



#### DINING ROOM AREA



### CONSERVATORY

9'4" x 9'10" (2.87 x 3)

With access from the dining area via double patio doors. This addition has double glazed windows and door which leads out onto the rear garden.



### KITCHEN

7'10" x 12'2" (2.4 x 3.73)

Fitted with a range of white base and wall units having contrasting work surfaces inset with a stainless steel sink unit and included in the sale is the slot in cooker. Wall mounted Worcester boiler (not tested) Vinyl flooring. Double glazed window. Security door leads out onto the side garden. Understairs storage.



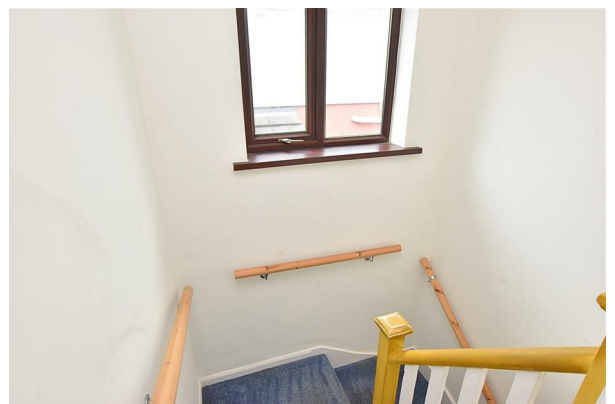
### KITCHEN



### FIRST FLOOR

### LANDING

Double glazed window to the side elevation.



**BEDROOM 1 (FRONT)**

14'5" x 10'10" (4.4 x 3.31)

Double glazed window to the front elevation. This room is fitted with an extensive range of bedroom furniture including wardrobes, drawer unit, matching dressing table and cupboards above the bed space.



**BEDROOM 1**



**BEDROOM 2 (REAR)**

10'11" x 12'1" (3.33 x 3.7)

Double glazed window, radiator and laminate flooring. Original airing cupboard.



**BEDROOM 3 (REAR)**

7'9" x 7'9" (2.38 x 2.38)

Double glazed window. Radiator.



## **BATHROOM**

6'2" x 4'3" (1.89 x 1.32)

Fitted with a panelled bath having an electric shower above plus a shower attachment to the taps. Double glazed window. Heated towel rail. Waterproof wall boarding.



## **SEPARATE WC**

Double glazed window. Fitted with a low flush wc.

## **OUTSIDE**

### **THE GARDENS**

The property stands in both front and rear gardens, the fore garden is set behind timber fenced and is accessed via two wrought iron gates onto the driveway. The excellent sized rear garden is in need of attention as it is very overgrown.



## **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.

## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

EPC - C

## **OPENING TIMES**

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

## **VIEWING ARRANGEMENTS**

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

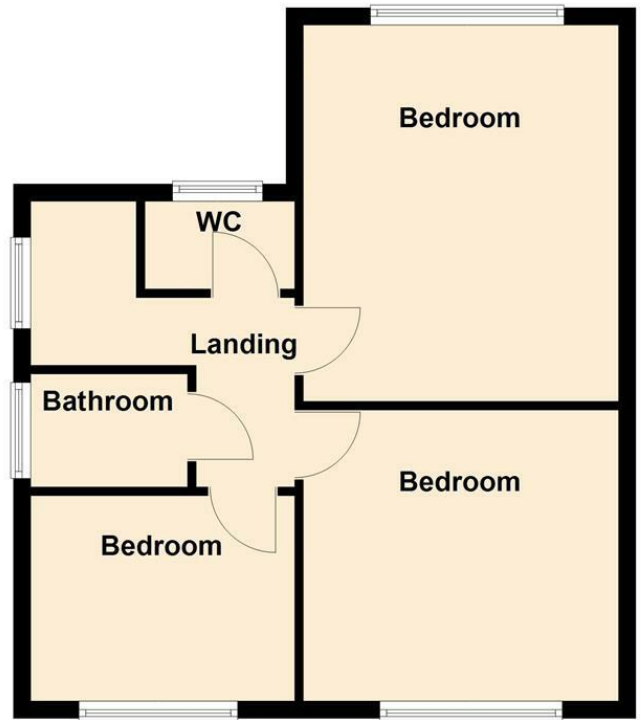
### Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)

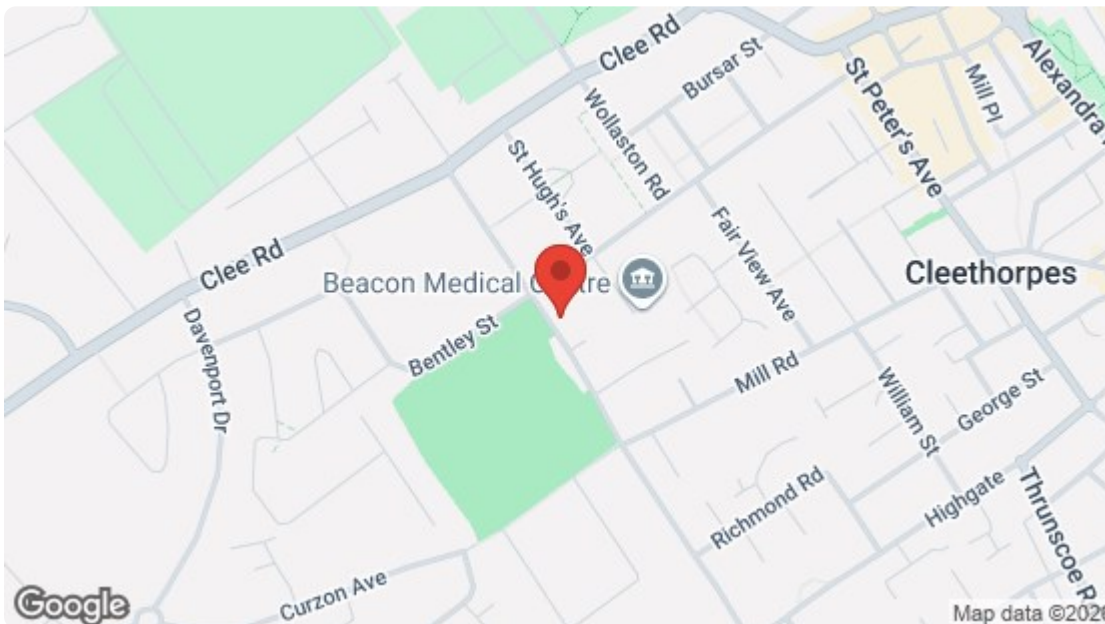


### First Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



Total area: approx. 103.9 sq. metres (1118.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.