



209 Brereton Avenue Cleethorpes, North East Lincolnshire DN35 7RG

With views to the front over Sidney Park is this very handsome FOUR BEDROOM SEMI DETACHED HOUSE which has been updated over the years but still managed to retain its original charming and character including the distinctive turret to the front elevation, the main hand carved staircase, deep skirting boards and coloured leaded windows to the entrance hall. The spacious accommodation includes: Entrance porch, which leads through the original door into this delightful entrance hall which has a polished Parquet wooden floor, two large reception rooms plus a stunning living dining kitchen together with a utility/cloaks/wc to the ground floor. To the first floor there is a superb landing four good sized bedrooms and a large family bathroom including a separate shower cubicle. Gas central heating system. Extensive double glazed windows. Gas central heating system. Front garden with off parking plus an exotic planted rear garden.

£239,000

- FOUR BEDROOM SEMI DETACHED
- PARK VIEWS
- DISTINCTIVE FRONT TURRET
- TWO RECEPTION ROOMS
- STUNNING DINING KITCHEN
- ORIGINAL CHARACTER FEATURES
- FOUR SPACIOUS BEDROOMS
- LARGE FAMILY BATHROOM
- GAS CENTRAL HEATING
- OFF-ROAD PARKING AND EXOTIC GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

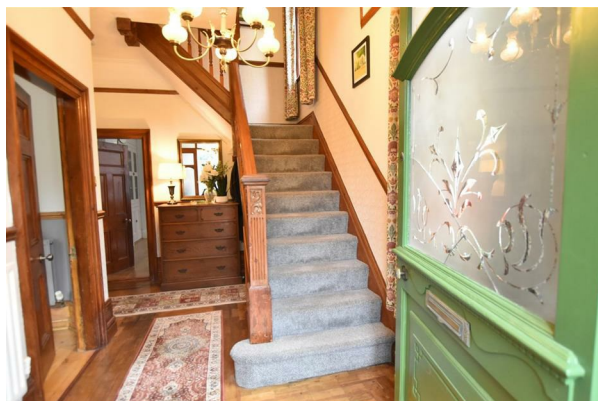
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GROUND FLOOR

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PORCH

Approached through two uPVC entrance doors which in turn has the original wooden door which is inset with decorative glass inset.



ENTRANCE HALL

This beautiful entrance hall has many original characters such as deep skirting boards, the hand carved main balustrade, parquet block flooring together with two single glazed decorative coloured glass windows to the side elevation, radiator and a fitted dado rail. Below the staircase is open storage.



LOUNGE (FRONT)

17'3" x 14'10" (5.27 x 4.54)

This bright and cozy lounge has a walk in double glazed window to the front elevation, fitted dado and picture rail together with deep coving to ceiling and a striking oak floor. The focal point of this room is the decorative fire surround inset with a black cast iron wood burner which stands on a black granite hearth.



LOUNGE

SITTING ROOM

15'5" x 11'10" (4.71 x 3.61)

Double glazed window to the rear elevation, this room is finished with mock beams to the walls and ceiling, Brick fire surround and radiator.



SITTING ROOM



LIVING DINING KITCHEN

29'1" x 13'3" (8.87 x 4.05)

This fabulous open plan living dining room is the heart of every family home and has three double glazed windows, two vertical white contemporary styled radiators and striking Karndean flooring throughout. To the dining area is a centre light point and decorative plaster ceiling rose and inset spot lights to the kitchen area. Original glazed cupboard. The kitchen area is fitted with a range of pale grey and modern oak styled base and wall cupboards incorporating an electric oven, an induction hob and a stainless steel extractor chimney plus an integrated dishwasher. The oak work surfaces are inset with a on and a half porcelain sink unit which extends to form a useful breakfast bar area and provides a natural divide between the kitchen and dining areas. To the rear of this room is a fully glazed uPVC door which leads out onto the rear garden



LIVING DINING KITCHEN



LIVING DINING KITCHEN



LIVING DINING KITCHEN

UTILITY ROOM/CLOAKS WC

4'8" x 8'3" (1.44 x 2.54)

Again fitted with Karndean flooring this useful room is fitted with a low flush wc and a wall mounted sink and has an oak work top which has space for washing machine and tumble dryer beneath. Radiator. Small single glazed window.



FIRST FLOOR

LANDING

The original staircase leads up from the ground floor and has a fitted dado rail.



BEDROOM ONE

17'5" x 12'3" (5.31 x 3.75)

With views over Sidney Park this spacious principal bedroom has a double glazed bay window, radiator and a white painted fire surround including an oval mirror and a green tiled hearth. Fitted picture rail and coving to ceiling.



BEDROOM ONE



BEDROOM TWO

15'5" x 11'10" (4.71 x 3.63)

Double glazed window to rear elevation, radiator and a decorative tiled fire surround.



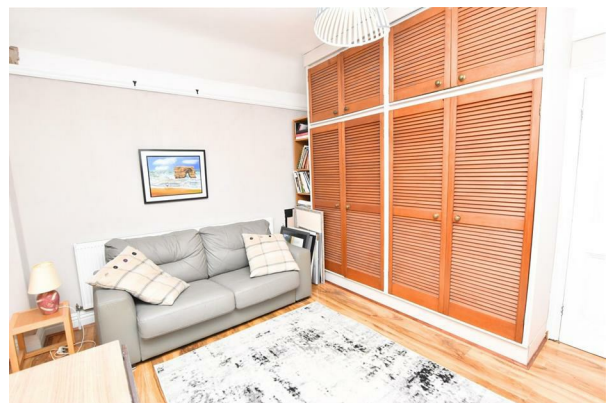
BEDROOM TWO



BEDROOM THREE (BACK)

11'10" x 11'6" (3.63 x 3.53)

Double glazed window, radiator and a bank of fitted wardrobe cupboards. Striking flooring.



BEDROOM FOUR (FRONT)

10'0" x 10'4" (3.05 x 3.15)

Double glazed window, radiator and a bank of floor to ceiling wardrobe cupboards.



BATHROOM/WC

10'5" x 8'9" (3.2 x 2.67)

Fitted with a modern white suite including a deep panelled bath having a central telephone shower attachment, a high gloss vanity unit, a low flush wc together with a large walk in shower area having mirrored sliding doors to the front, twin shower heads and finished with waterproof wall boarding. A useful built in cupboard houses the modern gas fired boiler. Viny flooring. Two double glazed windows. Heated towel rail.



BATHROOM/WC



OUTSIDE

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind the original brick walls having a concrete hard standing inset with mature bushes. The enclosed rear garden is planted with exotic palms and mature shrubbery and included in the sale is a garden shed and store.



THE GARDENS



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

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



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		
	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 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.