



## 57 Combe Street Cleethorpes, North East Lincolnshire DN35 7RE

ATTENTION ALL INVESTMENT LANDLORDS OR FIRST TIME BUYERS.

We are delighted to offer for sale this THREE BEDROOM MID TERRACE situated in close proximity to Cleethorpes Town Centre and promenade with its abundance of amenities, highly regarded schooling and fantastic links to the Humber Bank. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, through lounge diner, kitchen, cloakroom/wc and to the first floor three good sized bedrooms and family bathroom. Having a walled garden to the front and rear fenced garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**£88,000**

- ATTENTION ALL INVESTORS OR FIRST TIME BUYERS
- MID TERRACE FAMILY HOME
- KITCHEN
- THROUGH LOUNGE DINER
- CLOAKROOM
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- NO CHAIN



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE

Accessed via a uPVC glazed door with top light above into the entrance porch.

#### PORCH

Having tongue and groove panelling to dado height with tiled flooring and glazed wooden door leading to the lounge diner.



#### LOUNGE DINER

26'4" x 13'0" (8.05 x 3.97)

The spacious lounge diner has a uPVC double glazed square bay window to the front aspect and a further uPVC double glazed window to the rear. Finished with carpeted flooring, down lights to the ceiling, three radiators, feature wooden fire surround with marble heath and back and electric fire. Carpeted stairs leading to the first floor with white open wood spindle balustrade.



#### LOUNGE DINER



#### LOUNGE DINER



## LOUNGE DINER



## KITCHEN

13'3" x 8'1" (4.04 x 2.47)

The kitchen benefits from a range of beech fronted wall and base units with contrasted worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob and electric fan assisted oven. Ample space for under counter fridge. Finished with down lights to the ceiling, tiled flooring, radiator and uPVC double glazed window and door to the side aspect.



## KITCHEN

## KITCHEN



### **CLOAKROOM/WC**

8'0" x 3'11" (2.46 x 1.21)

The cloakroom benefits from a two piece white suite comprising of; Pedestal hand wash basin and low flush wc. Finished with tongue and groove panelling to dado height, tiled flooring, radiator, plumbing for automatic washing machine and dual aspect uPVC double glazed windows.



### **FIRST FLOOR**

#### **FIRST FLOOR LANDING**

Having continued carpeted flooring with white open spindle balustrade and loft access to the ceiling.



#### **BEDROOM ONE**

14'11" x 11'6" (4.57 x 3.53)

The largest of the three bedrooms is to the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



#### **BEDROOM TWO**

12'4" x 9'4" (3.77 x 2.86)

The second double bedroom has a uPVC double glazed window to the rear, carpeted flooring and radiator.



### **BEDROOM THREE**

7'11" x 6'11" (2.43 x 2.12)

Having a uPVC double glazed window to the rear aspect, carpeted flooring and radiator. Storage cupboard housing the wall mounted boiler.



### **BATHROOM**

5'10" x 4'11" (1.80 x 1.51)

Benefitting from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. Finished with tiled walls, wood effect laminate flooring, radiator and uPVC double glazed window to the side aspect.



### **OUTSIDE**

#### **THE GARDENS**

To the front of the property is a walled low maintenance garden with wooden access gate. The rear garden has walled boundaries with fencing above and side wooden access gate leading to the secure passage way. The garden has dual aspect patio areas and lawn.



### **RAER VIEW**



### **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**

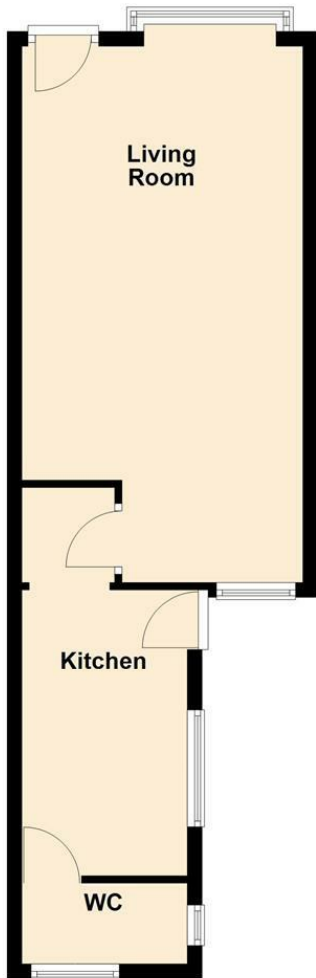
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

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

Council Tax Band - A  
EPC -

### Ground Floor

Approx. 39.9 sq. metres (429.9 sq. feet)

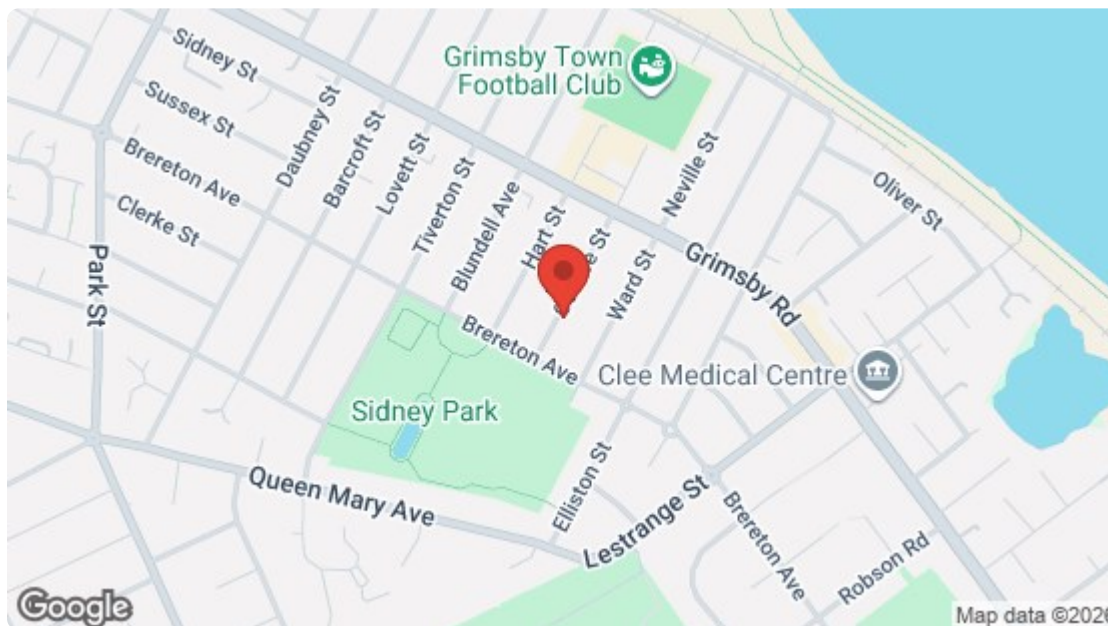


### First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 81.7 sq. metres (879.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		59	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.