



26 Thrumscoe Road Cleethorpes, North East Lincolnshire DN35 8TA

Located within walking distance of the town centre and the beach is this spacious THREE BEDROOM MID TERRACE HOUSE. The deceptively spacious accommodation includes: Entrance porch, lounge, separate dining room, well fitted integrated kitchen and ground floor bathroom/wc. To the first floor there are three good sized bedrooms. Gas central heating system. Double glazing. Front and WEST facing rear gardens. NO FORWARD CHAIN.

£142,000

- CLOSE TO SHOPS AND THE BEACH
- SPACIOUS MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- INTEGRATED KITCHEN
- G F BATHROOM/WC
- THREE BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- NO CHAIN



ACCOMMODATION

MEASUREMENTS

GROUND FLOOR

ENTRANCE PORCH

Approached via a uPVC entrance door, this porch has a tiled floor and wall panelling to dado height.

LOUNGE

14'5" x 12'4" (4.41 x 3.78)

Double glazed bay window to the front elevation which is set within an arched recess, laminate flooring, coving to ceiling and radiator having a decorative cover.



INNER LOBBY

Again fitted with laminate flooring together with laminate panelling to the walls and up the staircase which also has LED lighting

DINING ROOM

12'9" x 12'4" (3.91 x 3.77)

This good sized dining room has a double glazed window to the rear elevation, laminate flooring, coving to ceiling and a useful understairs storage cupboard.



KITCHEN

13'0" x 7'7" (3.97 x 2.32)

Fitted with an excellent range of modern base and wall cupboards incorporating an integrated fridge/freezer, dishwasher and washing machine together with a built in electric oven, gas hob having an extractor fan above. The contrasting mottled work surfaces are inset with a stainless steel sink with matching splash backs. Laminate flooring. Double glazing window and a uPVC stable rear door.



KITCHEN



BATHROOM

7'2" x 6'5" (2.2 x 1.98)

Fitted with a modern suite comprising a panelled bath having a shower above plus an concealed sink and wc. The walls are fully tiled in a Travatine style tile. Laminate flooring. Double glazed window. Heated towel rail.



FIRST FLOOR

LANDING

This spacious landing is also panelled to dado height. Coving to ceiling

BEDROOM ONE

12'11" x 12'2" (3.94 x 3.73)

Having a double glazed window to the front elevation, radiator, coving to ceiling and a walk in wardrobe cupboard.

BEDROOM TWO

12'10" x 7'10" (3.92 x 2.41)

Double glazed window. Radiator.



BEDROOM THREE

13'3" x 7'10" (4.05 x 2.40)

Double glazed window. Radiator.



OUTSIDE

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a small brick wall together with an enclosed WEST facing rear garden is paved for ease of maintenance which has rear pedestrian access and included in the sale is the timber garden shed.



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

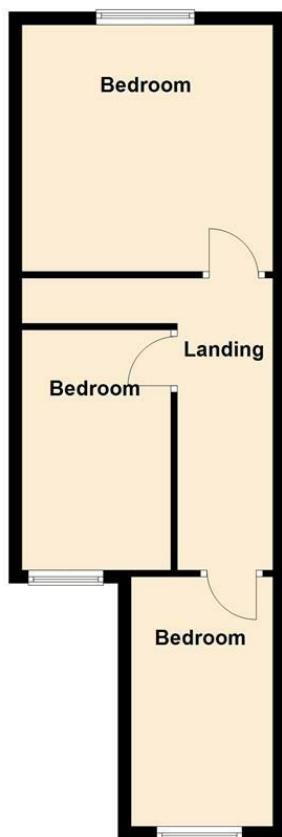
Council Tax Band - A

EPC -

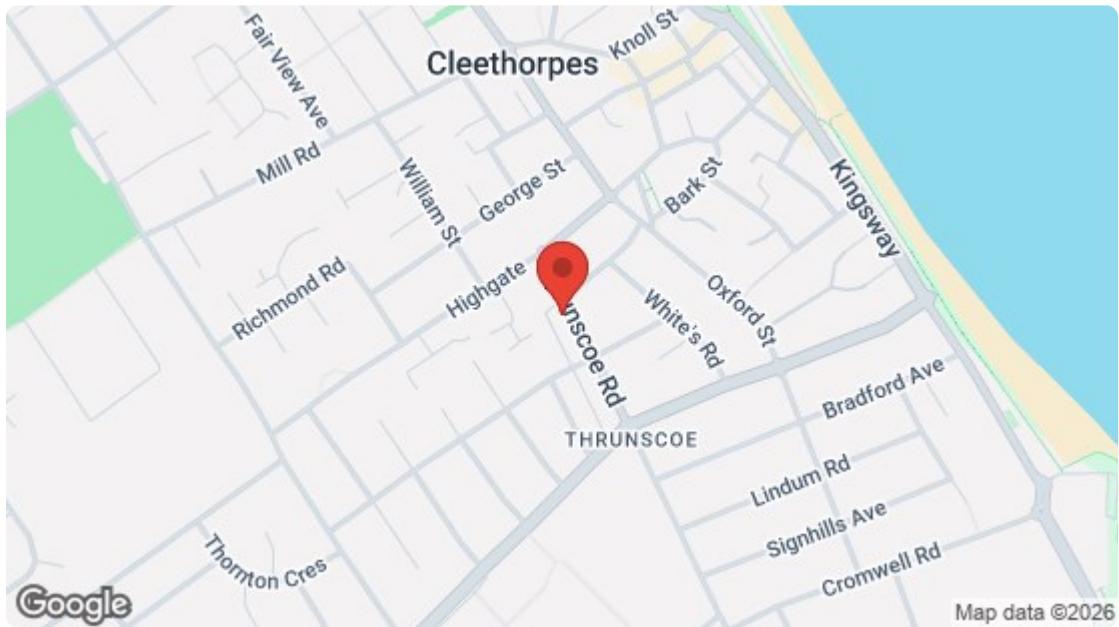
Ground Floor
Approx. 43.3 sq. metres (466.3 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)



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.