JoWalker

ESTATE AGENTS

14 Beeley Road

Grimsby, North East Lincolnshire DN32 8NJ

Situated on the ever-popular Beeley Road, just off Clee Road, this beautifully extended three-bedroom semi-detached home has been thoughtfully enhanced by the current owners to create the perfect modern family residence. Ideally positioned between Grimsby and Cleethorpes, the property enjoys easy access to an excellent range of local amenities, highly regarded schools and convenient bus routes, making it an ideal choice for families and commuters alike. Offering the benefits of gas central heating and uPVC double glazing throughout, the well-presented accommodation briefly comprises an inviting entrance hallway, a stylish open-plan kitchen/dining room, utility room, contemporary ground floor bathroom, and a formal lounge featuring elegant wall panelling and statement pendant lighting. To the first floor are three generously proportioned bedrooms, all finished in modern d☏cor, with the principal bedroom benefiting from built-in wardrobes, together with a modern family shower room. Externally, the property continues to impress with a front garden and ample off-road parking provided by a spacious hardstanding driveway. To the rear is a generous family-friendly garden, predominantly laid to lawn, complemented by a paved patio, raised decked seating area and a superb summerhouse/cabin complete with power and lighting, making it ideal as a home office, hobby room or garden retreat, alongside a useful garden store. Beautifully presented throughout and ready to move straight into, this is a wonderful home that perfectly combines stylish modern living with practical family space in a highly sought-after location.

- EXTENDED THREE BEDROOM SEMI
- MODERN OPEN PLAN KITCHEN/DINER
- STYLISH FAMILY HOME
- GROUND FLOOR BATHROOM
- MODERN SHOWER ROOM
- FEATURE LOUNGE
- LARGE REAR GARDEN
- SUMMERHOUSE/HOME OFFICE
- AMPLE OFF-ROAD PARKING
- POPULAR CLEE ROAD LOCATION

Offers Over £235,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE

HALLWAY

KITCHEN DINER
22'5" x 17'9" (6.84 x 5.42)

KITCHEN DINER

KITCHEN DINER

KITCHEN DINER

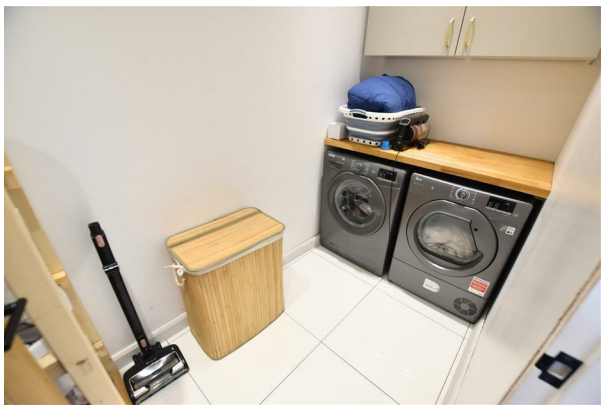
KITCHEN DINER

KITCHEN DINER

KITCHEN DINER

UTILITY ROOM

9'0" x 4'3" (2.76 x 1.30)



LOUNGE

16'9" x 12'5" (5.13 x 3.79)

LOUNGE

LOUNGE

BATHROOM (GROUND FLOOR)

9'9" x 6'5" (2.99 x 1.98)

FIRST FLOOR

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FIRST FLOOR LANDING

BEDROOM ONE

12'1" x 10'10" (3.70 x 3.32)

BEDROOM ONE

BEDROOM TWO
11'3" x 10'11" (3.43 x 3.34)

BEDROOM TWO

BEDROOM THREE
8'9" x 7'0" (2.69 x 2.15)

SHOWER ROOM
6'11" x 5'2" (2.11 x 1.60)

OUTSIDE

THE GARDENS

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

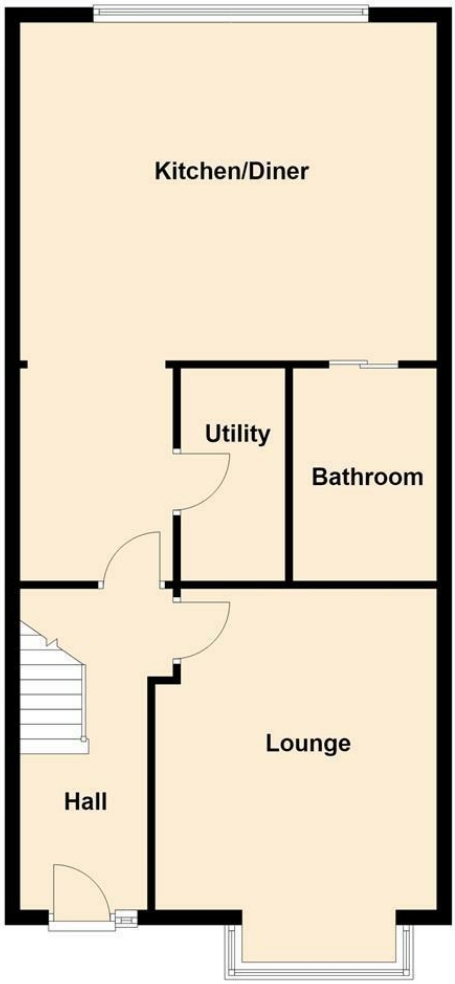
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

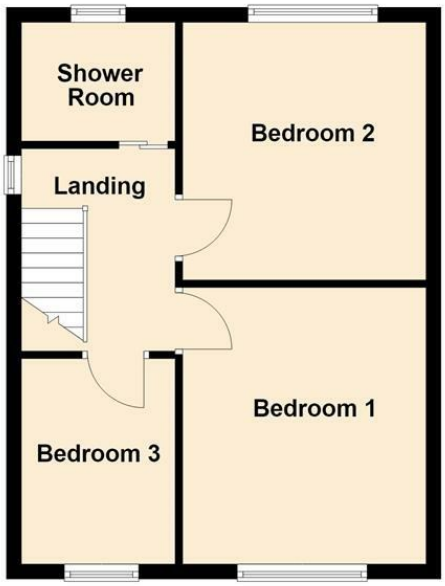
Ground Floor

Approx. 67.8 sq. metres (730.2 sq. feet)

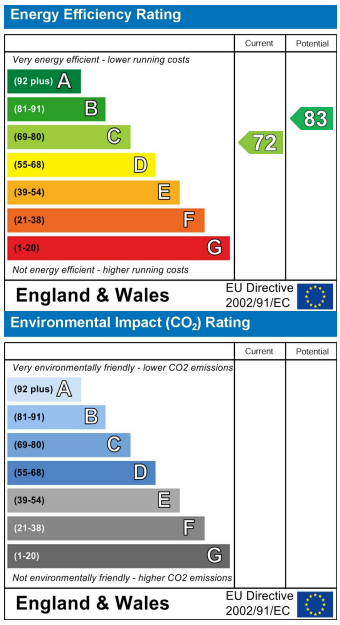


First Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 108.6 sq. metres (1169.2 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.