



## 342 Brereton Avenue Cleethorpes, North East Lincolnshire DN35 7TX

A traditional three-bedroom semi-detached family home occupying a popular and convenient position on Brereton Avenue, Cleethorpes. Ideally placed for access to the amenities of both Cleethorpes and Grimsby, the property is well served by local transport links, providing straightforward commuting into the town centres, whilst a selection of well-regarded schools are also within easy reach. Local schools in the vicinity include Queen Mary Avenue Infant School, William Barcroft Junior School, Elliston Primary Academy and Havelock Academy. The property itself retains a wealth of attractive original features, including high skirting boards, picture rails and a particularly appealing original entrance door incorporating stained glass, whilst combining this character with modern family living. The accommodation briefly comprises a welcoming reception hallway, comfortable lounge and an impressive open-plan modern living, dining and kitchen area and cloakroom, with three bedrooms and a family bathroom located to the first floor. Externally, the property enjoys a walled front garden with driveway providing off-road parking, leading to an enclosed rear garden featuring a lawn and two paved patio areas, creating an excellent space for outdoor entertaining and family use. Further benefits include a detached garage with up-and-over door. Offering a superb combination of traditional character, modern living accommodation and a convenient location, this appealing family home is offered for sale with no forward chain. Viewing is highly recommended to fully appreciate the accommodation and position on offer.

- POPULAR CLEETHORPES LOCATION
- THREE-BEDROOM SEMI-DETACHED
- CLOSE TO SCHOOLS & AMENITIES
- GOOD BUS & COMMUTER LINKS
- ORIGINAL CHARACTER FEATURES
- OPEN-PLAN LIVING/DINING/KITCHEN
- DRIVEWAY & DETACHED GARAGE
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN
- VIEWING HIGHLY RECOMMENDED

**£199,950**



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

.

## PORCH

Approached via an archway, the covered porch features tiled flooring and original wall tiling to dado height.

## ENTRANCE

An original wooden entrance door, featuring attractive stained-glass sidelights and toplights, leads into the welcoming reception hallway.



## HALLWAY

Welcoming reception hallway with a coved ceiling, picture rail and high skirting boards, complemented by tiled-effect click flooring. Carpeted stairs with an enclosed banister rise to the first floor, with modern white panelled doors leading to the adjoining rooms.



## LIVING KITCHEN DINER

A superb open-plan living, dining and kitchen space, providing a bright and versatile area ideal for family life, entertaining and relaxed dining.



LIVING KITCHEN DINER



LIVING KITCHEN DINER

KITCHEN

18'2" x 8'0" (5.55 x 2.45)

The kitchen area benefits from a large range of anthracite-coloured wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The well-equipped kitchen incorporates a composite sink and drainer, induction hob with eye-level electric fan-assisted oven, integrated fridge and automatic washing machine. A wall-mounted boiler is housed within a matching larder unit. Further features include tiled-effect click flooring, recessed downlights, a uPVC double-glazed door providing access to the side aspect, and four dual-aspect uPVC double-glazed windows, creating a bright and welcoming space.



KITCHEN



KITCHEN



### LOUNGE/DINING AREA

13'6" x 11'5" (4.12 x 3.48)

The lounge and dining area offers ample space for a generous corner sofa and dining table, with uPVC double-glazed French doors and side-light panels overlooking the patio. A modern acoustic-panelled chimney breast with oak beam provides an attractive focal point, complemented by a TV point and electric stove. Further features include a stylish pendant light, continued tiled-effect click flooring, high skirting boards and ceiling cornicing.



### LOUNGE/DINING AREA



### CLOAKROOM

4'7" x 4'1" (1.42 x 1.27)

The useful cloakroom is fitted with a white low-flush WC with tiled back plinth, complemented by tiled-effect click flooring. A uPVC double-glazed window provides natural light, while handy shelving and coat hooks add practical storage.



### LOUNGE

16'3" x 12'8" (4.96 x 3.87)

The lounge features a uPVC double-glazed bay window to the front aspect, complemented by ceiling coving, high skirting boards and carpeted flooring. A radiator provides heating, while a feature polished stone fireplace with an inset electric coal-effect fire creates an attractive focal point to the room.



## LOUNGE



## FIRST FLOOR

### FIRST FLOOR LANDING

Continuing to the first floor, the landing features carpeted flooring, an enclosed banister and a uPVC double-glazed window to the side aspect.



### FIRST FLOOR LANDING

### BEDROOM ONE

13'6" x 11'10" (4.13 x 3.62)

The good-sized master bedroom is positioned to the rear of the property and benefits from a uPVC double-glazed window, carpeted flooring and radiator.



### BEDROOM ONE



## BEDROOM TWO

12'2" x 11'10" (3.72 x 3.63)

The second double bedroom is positioned to the front of the property and benefits from a uPVC double-glazed window, carpeted flooring and radiator.



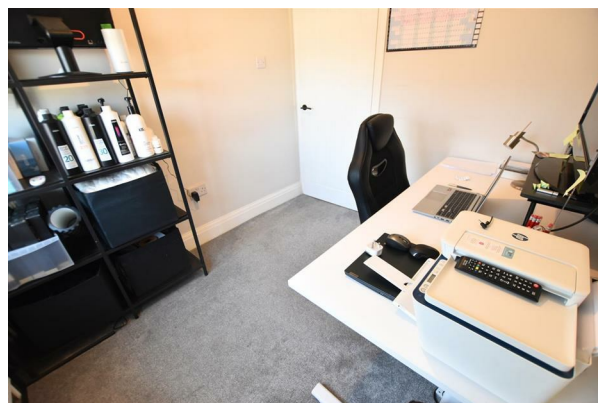
## BEDROOM TWO



## BEDROOM THREE

8'5" x 7'6" (2.59 x 2.29)

The third bedroom is positioned to the front of the property and benefits from a uPVC double-glazed window, carpeted flooring and radiator.



## BATHROOM

7'9" x 7'5" (2.38 x 2.28)

The family bathroom benefits from a modern white three-piece suite comprising a bath with dual rainfall-style shower over and glazed screen, a floating vanity unit with useful storage drawers, solid wood worktop and countertop hand wash basin, and a low-flush WC with concealed cistern. The room is finished with modern tiling to the splashback areas, tiled flooring, recessed downlights, extractor fan and heated towel rail, together with a uPVC double-glazed window to the rear aspect.



## OUTSIDE

### THE GARDENS

The property is set back from the road behind attractive walled boundaries, with double wrought-iron gates opening onto the driveway, providing convenient off-road parking. The front garden is laid to shingle for ease of maintenance, while double picket-style gates provide access to a further driveway and detached garage. The enclosed rear garden benefits from fenced boundaries and is predominantly laid to lawn, with two paved patio areas providing excellent spaces for outdoor seating and entertaining. Sleeper borders wrap around the garden, complemented by mature planting, creating an attractive and private outdoor space.



### THE GARDENS



### THE GARDENS



### REAR 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.

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

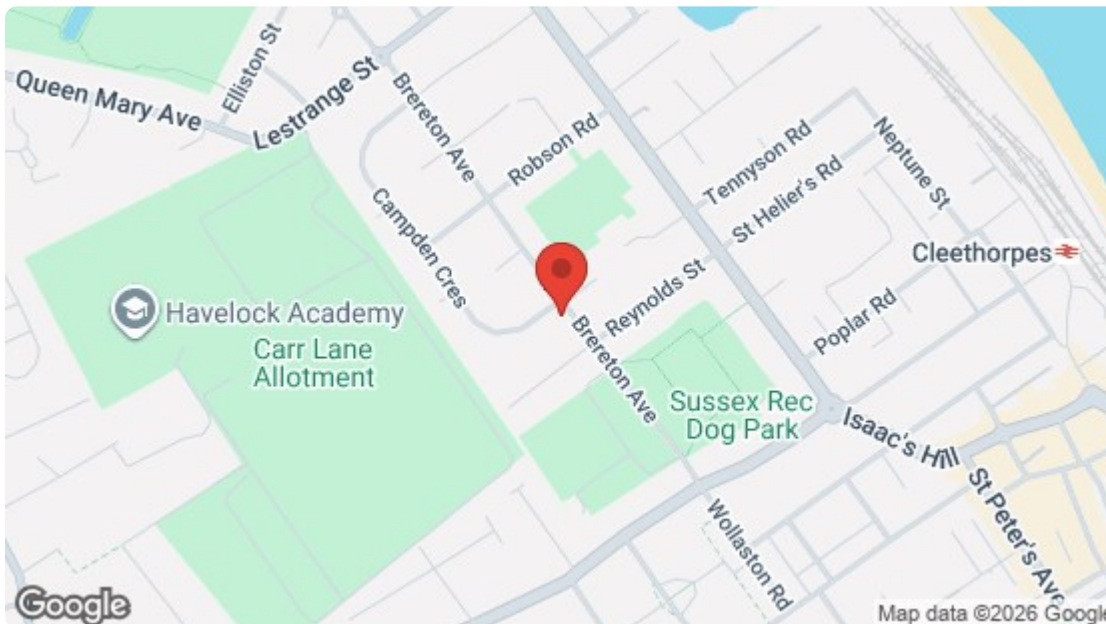
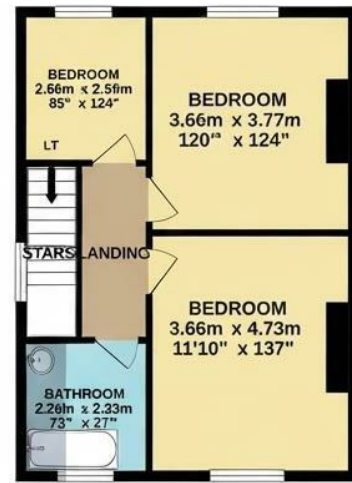
EPC -

### 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) <b>A</b>                                              |           | <b>86</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                | <b>43</b> |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| EU Directive 2002/91/EC                                         |           |           |
| England & Wales                                                 |           |           |
| 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 |           |           |
| EU Directive 2002/91/EC                                         |           |           |
| England & Wales                                                 |           |           |

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.