



25 Crowhill Avenue Cleethorpes, North East Lincolnshire DN35 8DE

We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY situated within the heart of Cleethorpes close to all local amenities, a short walk to the promenade, good bus routes and links to the Humber bank. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance porch, hallway, lounge and dining room, kitchen, rear lobby providing a utility area, bathroom (Ground Floor) and to the first floor three good size bedrooms. Sitting with front and rear gardens. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £127,500

- REFURBISHED BAY FRONT MID TERRACE
- MODERN GREY DECOR & CARPETS
- NEW KITCHEN & BATHROOM
- ENTRANCE PORCH & HALL
- LOUNGE & DINING ROOM
- REAR UTILITY LOBBY
- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING & SECURITY ALARM SYSTEM
- FRONT & SOUTH FACING REAR GARDEN



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Cottage style door leads to:

ENTRANCE HALL

Having staircase leading to first floor. Central heating radiator. Directly off is the:-

LOUNGE/DINING ROOM

LOUNGE AREA

11'3" x 9'8" (excluding bay) (3.44m x 2.97m (excluding bay))

With walk in double glazed bay window to the front aspect. Wood fire surround to chimney breast with slate style hearth and recess. Twin shelves to either side of the chimney breast. Corniche to the ceiling. Central heating radiator. Open plan to:-



DINING AREA

13'3" x 10'1" widening to 13'0" (4.06m x 3.09m widening to 3.98m)

Double glazed window to the rear. Under stairs recess and cupboard. Central heating radiator.



THROUGH LOUNGE/DINING ROOM



KITCHEN

13'4" x 7'11" (4.07m x 2.43m)

Fitted with a modern range of High Gloss Grey units with complimentary chrome D handles and work surfacing. Inset right hand drainer stainless steel sink unit with mixer tap. Built in Lamona electric oven and Lamona gas hob. Stainless steel extractor hood. Wall mounted gas central heating boiler. Space for fridge/freezer. Grey marble style ceramic tiled floor.



KITCHEN



UTILITY LOBBY

Providing plumbing and space for automatic washing machine and space for condensing tumble drier. Double glazed door to rear. Grey ceramic tiled floor. Directly off is the:-

BATHROOM

7'11" x 6'10" (2.42m x 2.10m)

Benefitting from a white three piece suite comprising of; panelled bath, low flush WC and pedestal wash basin. Grey ceramic tiled floor. Central heating radiator. Double glazed window to rear.



FIRST FLOOR LANDING

With built in storage cupboard, spindled balustrade, loft access. Cottage style doors with chrome door handles lead to all rooms as follows:-



BEDROOM 1

13'2" x 11'3" (4.02m x 3.44m)

With double glazed window to front aspect, central heating radiator. 2 x Oak style shelves to either side of chimney breast.



BEDROOM 2

8'0" x 13'4" (2.44m x 4.07m)

With double glazed window to rear, central heating radiator



BEDROOM 3

13'3" x 8'0" (4.06m x 2.44m)

With built in floor-ceiling double storage cupboard, central heating radiator, double glazed window to rear



OUTSIDE

The property has a walled fore garden and a south facing rear garden with boundaries defined by timber fencing. Rear pedestrian access. Decking & lawned area.



GARDEN



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

Tax Band A

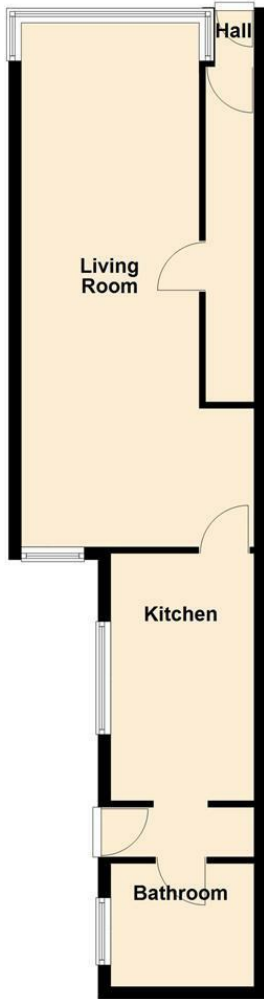
VIEWING ARRANGEMENTS

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

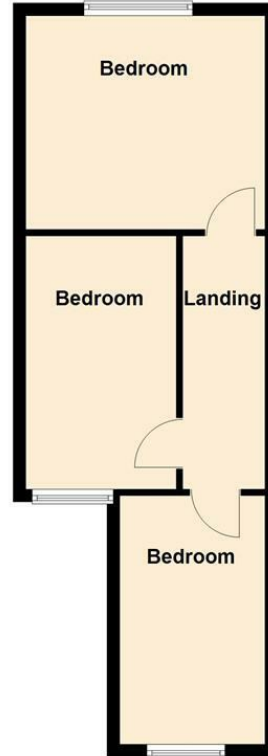
OPENING TIMES

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

Ground Floor
Approx. 45.4 sq. metres (489.0 sq. feet)



First Floor
Approx. 38.0 sq. metres (408.8 sq. feet)



Total area: approx. 83.4 sq. metres (897.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		70	
(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 firm's 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.