



77 Oliver Street Cleethorpes, North East Lincolnshire DN35 7QQ

We are delighted to offer for sale this turn key THREE BEDROOM SEMI DETACHED FAMILY HOME situated in Cleethorpes close to the seafront and promenade with its abundance of amenities, good bus routes to Grimsby town centre and motorway links to the Humber bank. The property benefits from gas central heating, uPVC double glazing and has been tastefully modernised by the current owners. The accommodation has been designed with open plan living to the ground floor and comprises of; Entrance hall, open plan living dining kitchen, lounge, cloakroom and to the first floor three good sized bedrooms and family bathroom. Sitting on a good sized plot with walled boundaries to the front and a paved garden leading to the side of the property and to the rear is a private fenced garden with decorative borders, artificial grass, summer house and timber shed. Viewing is highly recommended to appreciate this well proportioned family home.

Chain Free £165,000

- CLEETHORPES LOCATION
- MODERN OPEN PLAN SEMI DETACHED
- LIVING KITCHEN DINER
- LOUNGE
- CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- SUMMER HOUSE & TIMBER SHED
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via an half glazed uPVC door into the hallway.

HALLWAY

The welcoming hallway has coving to the ceiling, wood effect laminate flooring, panelled walls to dado height, original panelled connecting doors and a returned staircase with carpeted tread, white wooden open spindle balustrade and ample built in storage cupboards.



HALLWAY



LIVING KITCHEN DINER

20'8" x 19'10" I-shaped (6.31 x 6.06 I-shaped)

The open plan living kitchen diner provides a great family space with the dining room having a uPVC double glazed square bay window with modern white wooden blinds fitted, coving to the ceiling, radiator and wood effect laminate flooring throughout being open plan to the kitchen area and lounge area. The kitchen modern kitchen benefits from a large range of cream shaker style wall and base units with contrasting wood effect work surfaces which extends to a handy breakfast bar area, incorporating a ceramic sink and drainer, ceramic hob with stainless steel chimney extractor hood above and electric fan assisted oven beneath fully integrated appliances include dishwasher, fridge, freezer and washing machine. finished with down lights to the ceiling, radiator, dual aspect uPVC double glazed windows and half glazed door leading to the rear garden.



LIVING KITCHEN DINER



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LIVING KITCHEN DINER



LOUNGE

14'6" x 10'2" (4.43 x 3.11)

Open plan from the living kitchen diner with a uPVC double glazed square bay window with white wooden blinds, continued wood effect laminate flooring, coving to the ceiling, radiator, feature alcove shelving and fireplace with white wood surround tiled hearth and back.



LOUNGE



LOUNGE



CLOAKROOM

6'2" x 2'10" (1.89 x 0.87)

Benefitting from a white two piece suite comprising of; Low flush wc with hidden and hand wash basin. Having continued wood effect laminate flooring, wall mounted boiler and uPVC double glazed window to the side aspect.



FIRST FLOOR

FIRST FLOOR LANDING

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



BEDROOM ONE

12'9" x 10'1" (3.91 x 3.08)

The largest of the three bedrooms is to the rear of the property with a uPVC double glazed window with modern blind fitted, coving to the ceiling, wood effect laminate flooring, built in alcove shelving and radiator.



BEDROOM ONE



BEDROOM TWO

12'4" x 8'5" (3.78 x 2.57)

The second double bedroom is to the front of the property with a uPVC double glazed window with modern blind fitted, with a range of built in wardrobes, wood effect laminate flooring and radiator.



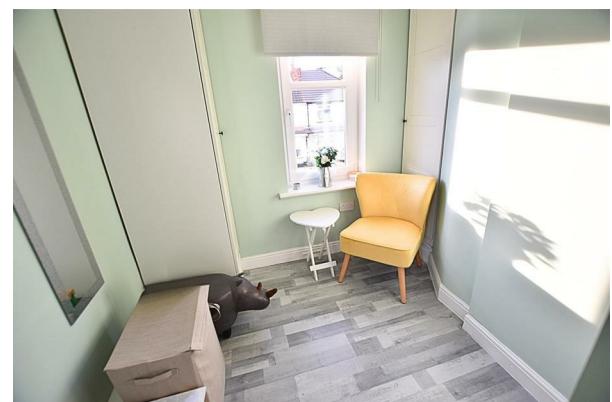
BEDROOM TWO



BEDROOM THREE

12'4" x 7'0" *l-shaped (3.77 x 2.15 l-shaped)*

The third bedroom is presently used as a dressing room and has dual aspect uPVC double glazed windows with wood effect laminate flooring, radiator and built in wardrobes.



BATHROOM

10'0" x 5'6" (3.07 x 1.69)

The modern bathroom benefits from a white three piece suite comprising of; P-Shaped bath with dual shower over one being rainfall and curved glazed screen, vanity draws with counter top hand wash basin and low flush wc. Finished with modern tiling to the splashback areas, wood effect Herringbone style vinyl flooring, Victorian style radiator with heated towel rail, down lights to the ceiling and a uPVC double glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property stands with walled boundaries to the front aspect and a wrought iron access gate. The front garden is paved for low maintenance and has a wooden gate leading to the rear garden. The private rear garden has fenced boundaries with a paved side garden and patio area, artificial lawn and feature well stocked borders. A timber summer house ideal for lazy sunny afternoons and timber shed are included in the sale.



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 - A

EPC -D

OPENING TIMES

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

VIEWING ARRANGEMENTS

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

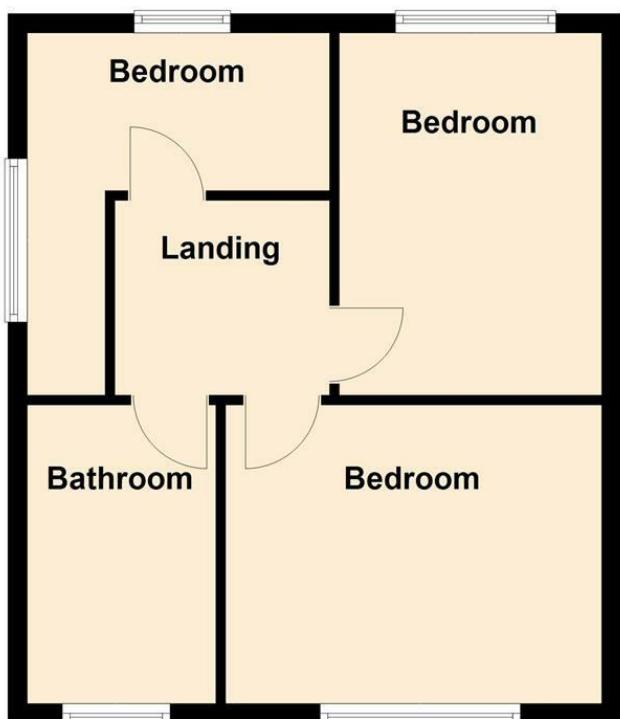
Ground Floor

Approx. 46.1 sq. metres (496.3 sq. feet)

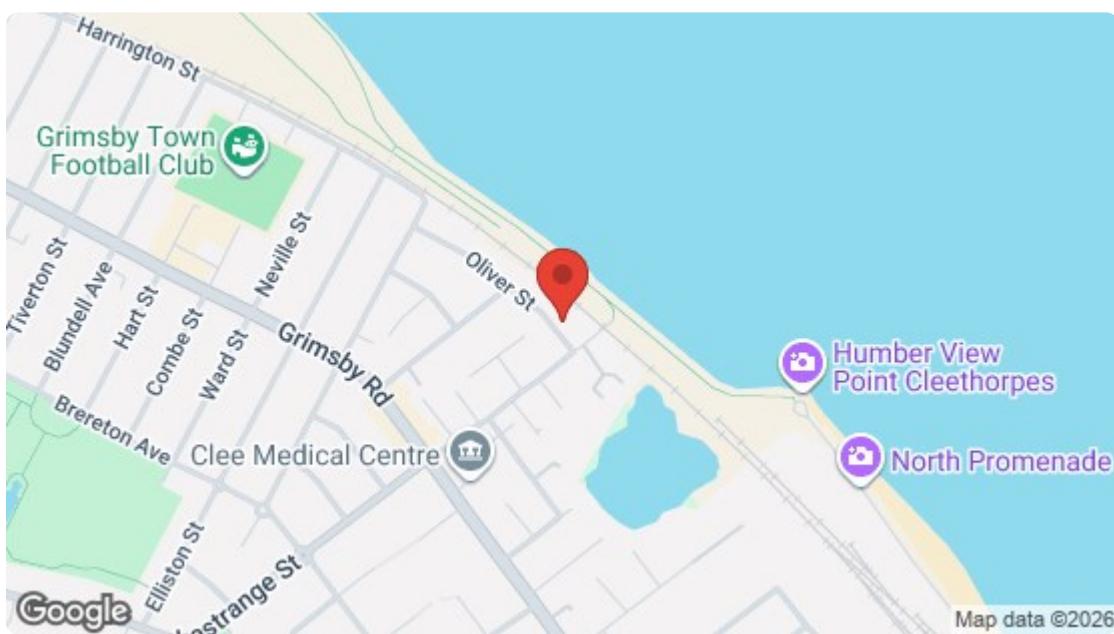


First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 87.7 sq. metres (944.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		67
(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.