



22 Chapman Road Cleethorpes, North East Lincolnshire DN35 7JP

A very well presented THREE BEDROOM MID TERRACE HOUSE which is located directly off Grimsby Road with all of its excellent shopping, bus services and schooling. The property has been upgraded by the present owners who have installed Solar Panels with Storage Battery System, a new kitchen, bathroom, internal doors, floor coverings with a total redecoration which now provides an excellent family home. The accommodation including. Entrance hall, lounge, separate dining room, modern fitted kitchen, downstairs wc. To the first floor there are three bedrooms and a contemporary styled bathroom/wc. Gas central heating system. Double glazing. Front and south facing rear garden. NO FORWARD CHAIN.

£145,000

- SPACIOUS MID TERRACE HOUSE
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- DOWNSTAIRS WC
- THREE BEDROOMS
- MODERN BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING & SOLAR PANELS
- FRONT & SOUTH FACING REAR GARDENS



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.

ACCOMMODATION

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MEASUREMENTS

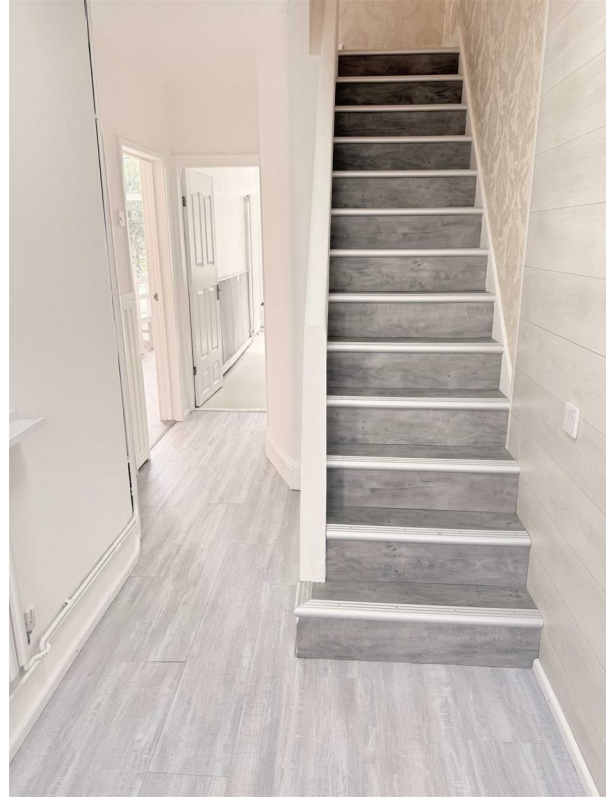
All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a dark blue composite entrance door into this bright entrance hall, which has a quality vinyl floor, a contemporary styled radiator having a shelf above, together with a white painted spelled staircase which leads up to the first floor. Useful storage cupboard.



LOUNGE (FRONT)

13'3" x 11'10" (4.06 x 3.62)

Having a double glazed bay window to the front elevation, a stylish modern fire surround, coving to ceiling and new modern radiator. This room is fitted with light grey laminate flooring.



LOUNGE



DINING ROOM

14'9" x 12'2" (4.52 x 3.72)

This excellent second sitting room has a double glazed window to the rear elevation, new modern radiator and a vinyl floor. The focal point of this room is the chimney breast which is finished with media boarding with a tiled hearth.



DINING ROOM



KITCHEN

15'3" x 6'7" (4.67 x 2.03)

Fitted with an excellent range of grey base and wall cupboards, having space for an American fridge freezer and incorporating an induction hob with an extractor fan above, plus a built-in microwave and an electric oven. The contrasting white work surfaces are inset with a white composite sink unit and have space beneath for a washing machine. Matching white splashbacks. Industrial vinyl flooring. Vertical radiator. Double-glazed window and door. The ceiling is clad with white uPVC boarding, which is inset with spotlights.



KITCHEN



DOWNSTAIRS WC

Double glazed window. Low flush wc. The walls are finished to dado height in wall boarding.



LANDING

LANDING

Three wall light points. Access to roof space.



FIRST FLOOR

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BEDROOM 1 (FRONT)

10'11" x 10'4" (3.35 x 3.17)

Double glazed window, new modern radiator and attractive laminate flooring.



BEDROOM 1



BEDROOM 2 (REAR)

10'7" max x 12'3" (3.24 max x 3.74)

Fitted with a range of floor to ceiling built in wardrobes having sliding doors to the front, a wall mounted bedhead with wall lights either side, radiator and a double glazed window. Laminate flooring.



BEDROOM 2



BEDROOM 3 (FRONT)

7'10" x 6'10" (2.41 x 2.09)

Double glazed window. Wall mounted Ideal gas fired boiler. Laminate flooring.



BEDROOM 3



BATHROOM/WC

6'10" x 6'8" (2.09 x 2.05)

Having a suite in white comprising a deep panelled bath having a central waterfall tap together with a twin head shower and a vanity unit including a concealed wc. Heated towel rail. Extensively tiled walls. Quality vinyl flooring. Double glazed window. Mood lighting to the uPVC panelled ceiling.



BATHROOM

OUTSIDE



THE GARDENS

The property stands in both front and rear gardens, with the fore garden being concreted for ease of maintenance and standing behind a picket fence. The front exterior walls have been freshly painted and benefit from an external socket and tap. The south-facing enclosed rear garden contains an artificial lawned area with well-planted borders. Situated close to the house is a paved patio area, ideal for alfresco dining, together with a raised timber decking area which houses the summer house. The rear garden also benefits from a tap, a composite shed and freshly painted exterior walls. To the rear of the garden is a pedestrian gate.

SUMMERHOUSE & DECKING AREA



SOLAR PANELS

The solar panels are owned by the vendors and they have informed us they generate around £350 to £450 per annum, subject to confirmation.

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 -

VIEWING ARRANGEMENTS

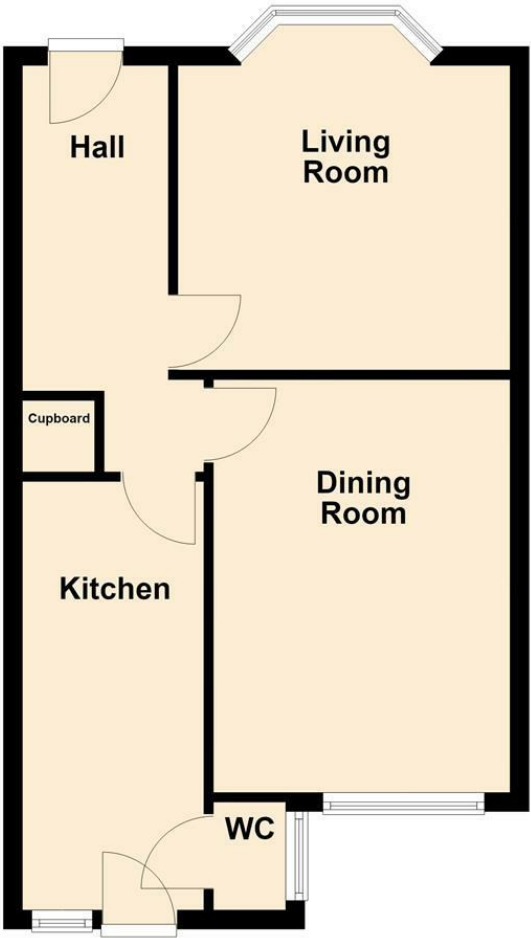
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

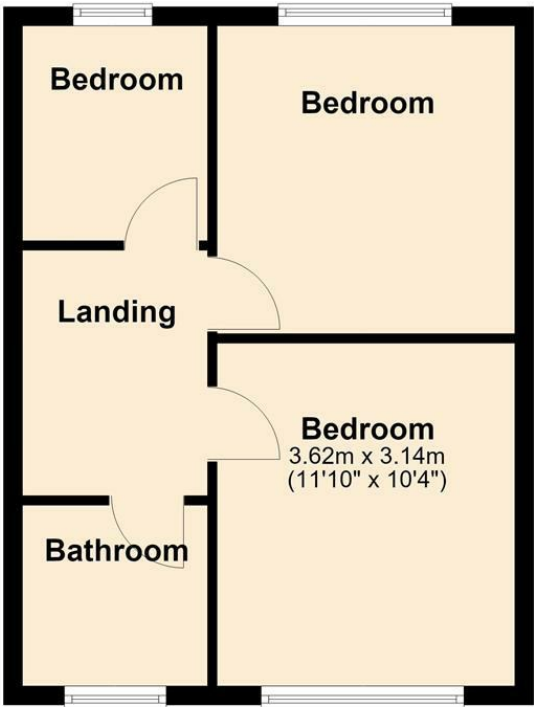
Ground Floor

Approx. 43.2 sq. metres (465.1 sq. feet)

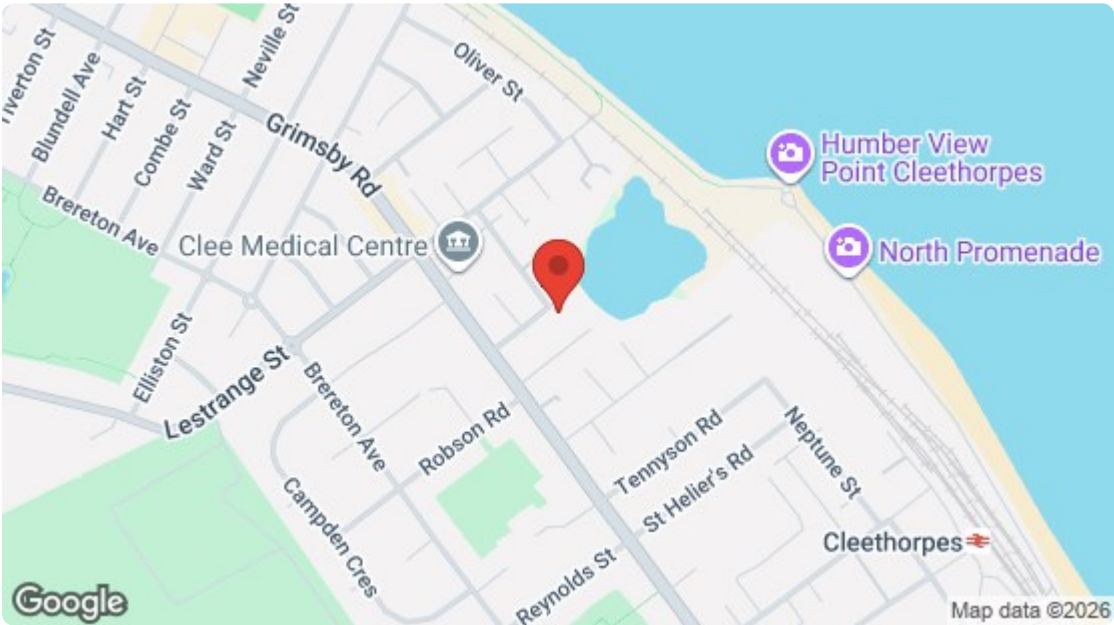


First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 79.4 sq. metres (854.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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.