



## 4 Campden Crescent Cleethorpes, North East Lincolnshire DN35 7UL

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated in the highly regarded residential area of Cleethorpes with easy access of the town centre, seafront, local amenities, cafes and bars. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, lounge, dining room, kitchen and to the first floor three bedrooms and shower room. The property stands back from the road with a red brick paved front garden providing ample off road parking and to the rear a delightful lawned garden with dual aspect patio areas ideal for summer entertaining. Viewing is highly recommended.

**£154,950**

- CLEETHORPED LOCATION
- SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- OFF ROAD PARKING



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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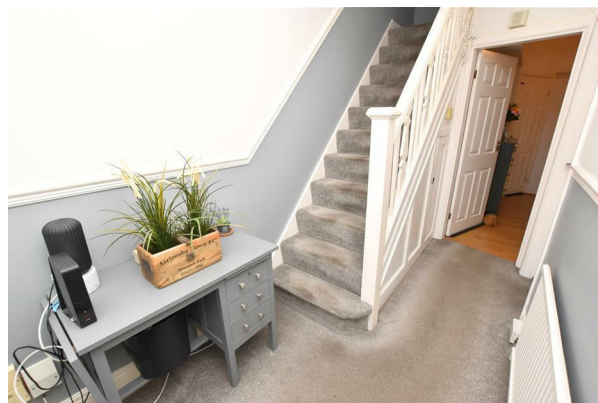
### ENTRANCE

Accessed via a composite door with side and arched top lights into the hallway.



### HALLWAY

The welcoming hallway has coving to the ceiling, dado rail, carpeted flooring, radiator and carpeted stairs with open white wooden spindle balustrade and handy understairs storage cupboard. Original connecting doors leading to the further accommodation.



### DINING ROOM

12'10" x 12'0" (3.93 x 3.66)

The dining room has a large uPVC double glazed window with roof lights overlooking the garden, wood effect laminate flooring, radiator and feature open chimney breast with painted wood surround, inset tiled back and hearth. Double glazed doors leading to the lounge.



### LOUNGE

13'2" x 9'11" (4.02 x 3.04)

The lounge is accessed from the dining room with double doors opening to create a through room and has a uPVC double glazed window to the front aspect, coving to the ceiling, ornate plate rack, carpeted flooring and radiator. Feature open chimney with tiled inset and hearth and composite surround.





## LOUNGE



## LOUNGE OPEN TO DINING ROOM



## KITCHEN

12'7" x 7'11" (3.85 x 2.43)

The kitchen benefits from a large range of beech front wall and base units with contrasting worksurfaces and tiles splash backs and incorporates a stainless steel sink and drainer, gas hob with stainless steel splash back having a stainless steel chimney style extractor hood above, eye level electric fan assisted oven, integrated fridge and ample space for an automatic washing machine. Large pantry cupboard housing the wall mounted boiler. Th kitchen is finished with tiled effect laminate flooring, dual aspect uPVC double glazed windows and a uPVC double glazed door leading to the side of the property and rear garden.



## KITCHEN



## KITCHEN



## FIRST FLOOR

### FIRST FLOOR LANDING

The landing has continued carpeted flooring and white wooden open spindle balustrade, coving to the ceiling and original connecting doors



### BEDROOM ONE

10'8" x 9'11" (3.26 x 3.04)

The largest of the three bedrooms is to the front aspect and has a uPVC double glazed window, picture rail, carpeted flooring and radiator.



### BEDROOM ONE



## BEDROOM TWO

10'4" x 9'0" (3.16 x 2.75)

The second double bedroom is to the rear aspect and has a uPVC double glazed window, picture rail, carpeted flooring and radiator.



## BEDROOM THREE

6'11" x 6'3" (2.13 x 1.92)

The third bedroom is again to the rear aspect with a uPVC double glazed window, carpeted flooring and radiator. Loft access to the ceiling with a pull down ladder.



## SHOWER ROOM

5'11" x 5'4" (1.82 x 1.63)

The shower benefits from a white three piece suite comprising of; Walk in shower with dual head, one being rainfall and glazed curved screens, vanity hand wash unit with handy storage and low flush wc with hidden cistern. Finished with tiled walls, tiled effect flooring, heated towel rail, extractor fan and uPVC double glazed window to the front aspect.



## OUTSIDE

### THE GARDENS

The property stands away from the road with low walled side boundaries and an open front garden which is red brick paved and provides ample off road parking. A wide wooden gate leads to the side of the property and onto the delightful rear garden with its fenced boundaries, lawn area, mature borders, timber shed and dual aspect patio areas ideal for summer entertaining or a relaxing coffee.





## REAR PATIO AREA



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

## TENURE - FREEHOLD

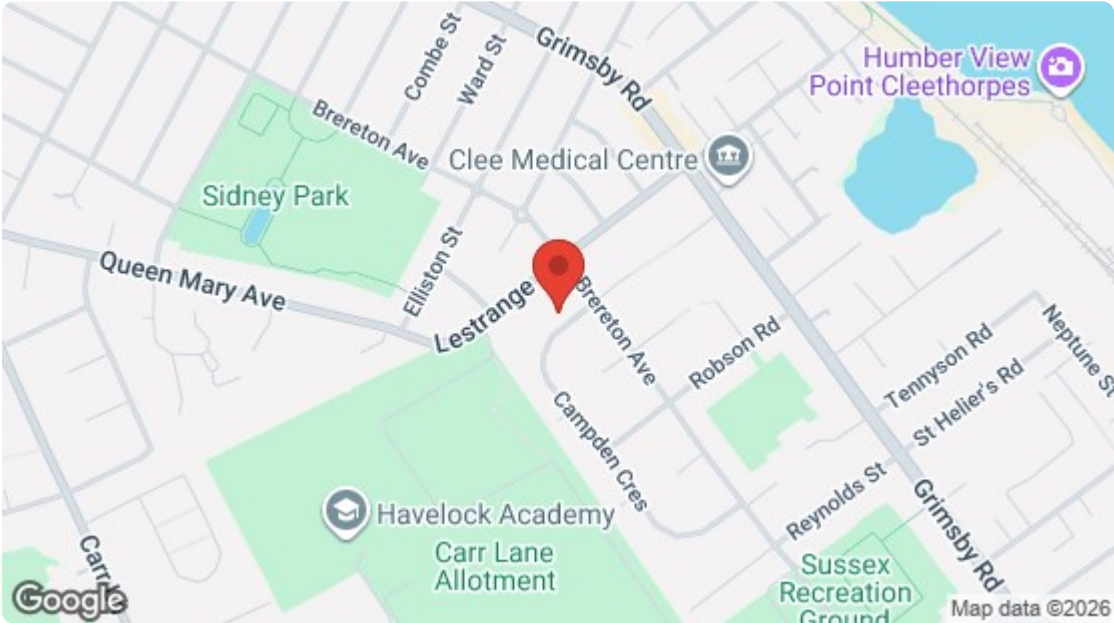
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.