JoWalker

ESTATE AGENTS

27 Oxford Street

Cleethorpes, North East Lincolnshire DN35 8RE

Situated in the heart of CENTRAL CLEETHORPES, this spacious THREE BEDROOM MID-TERRACE FAMILY HOME offers generous and versatile accommodation, making it an excellent choice for families, first time buyers, or investors. The property features two reception rooms, a spacious open-plan kitchen/diner, and to the first floor, three well-proportioned bedrooms and a family bathroom. Outside, the low maintenance landscaped rear garden provides an ideal space for relaxing and entertaining. Early viewing is recommended. No forward chain.

- CENTRAL CLEETHORPES LOCATION
- MID TERRACE FAMILY HOME
- TWO RECEPTION ROOMS
- LIVING KITCHEN DINER
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- LOW MAINTENANCE GARDENS
- EARLY VIEWING RECOMMENDED
- IDEAL FOR FIRST TIME BUYERS
- NO FORWARD CHAIN

Offers Over £125,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Accessed via a composite door with top light above.

ENTRANCE HALL
The welcoming entrance hall has wood laminate flooring and a radiator.

LOUNGE
14'4" x 10'4" (4.38 x 3.15)
The first reception lounge is to the front aspect of the property having a uPVC double glazed square bay window. Finished with coving to ceiling, wood laminate flooring, fixed shelving and storage, under stairs storage, a radiator and a cast iron fireplace with wood surround.

LOUNGE

SITTING/DINING ROOM

13'7" x 12'3" (4.15 x 3.74)

To the middle of the property, the second reception room is currently used as a dining room, with a uPVC double glazed window to the rear, coving to ceiling, wood laminate flooring, radiator and carpeted stairs leading to the first floor.

SITTING/DINING ROOM

LIVING KITCHEN DINER

27'11" x 8'3" (8.53 x 2.52)

The galley style kitchen has cream wall and base units with contrasting work surfaces, incorporating a stainless steel sink, turquoise painted tiles, gas hob with extractor fan, built in oven and grill and the original cast iron stove in place, exposed as a feature, with space for a washing machine, dryer, fridge freezer and dishwasher. Finished with tiled flooring, a radiator and a uPVC window to the side. The room is open plan with an original brick arch leading into the extra area for dining or seating with uPVC patio doors to the garden.

LIVING KITCHEN DINER

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FIRST FLOOR

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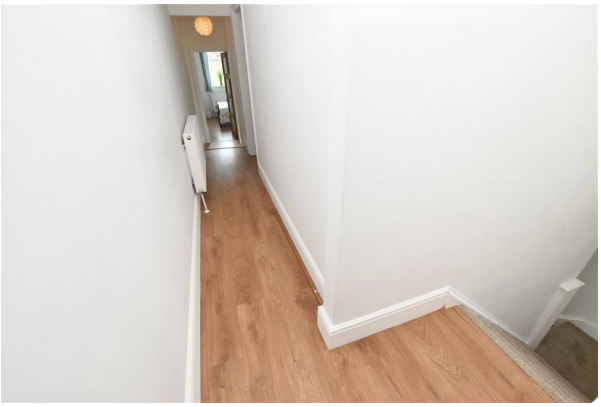
FIRST FLOOR LANDING

Having carpeted stairs from the second reception room leading to the first floor landing with wood laminate flooring, radiator and loft access with pull down ladders to a boarded out loft.



LOFT

12 x 10 (3.66m x 3.05m)

Fully boarded out spacious loft with lighting, a window, heating and electrical points; ideal for storage.

BEDROOM ONE

13'7" x 11'3" (4.16 x 3.45)

The main bedroom with a uPVC window to the front aspect, wood laminate flooring, coving to ceiling, an original cast iron fireplace and radiator.

BEDROOM ONE

BEDROOM TWO

12'5" x 10'5" (3.79 x 3.19)

The second bedroom has wood laminate flooring, built in storage space, uPVC window to the rear and radiator.

BEDROOM TWO

BEDROOM THREE

8'4" x 8'2" (2.56 x 2.51)

The third bedroom has wood laminate flooring, uPVC window to rear and radiator.

BEDROOM THREE

BATHROOM

8'4" x 4'8" (2.56 x 1.43)

The bathroom benefits from a white three piece suite comprising of; a bath with shower over and glazed screen, vanity hand wash and basin unit with storage and low flush wc. Finished with white tiles and aqua boarded splash backs, uPVC window to the side aspect, two towel radiators and wood effect flooring.

OUTSIDE

THE GARDENS

The enclosed front garden is low maintenance with a timber bin store. The rear garden is low maintenance with astro turf grass, part paved patio and paths, all enclosed with fencing and a gate to the rear.

THE GARDENS

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC - C

TENURE - FREEHOLD

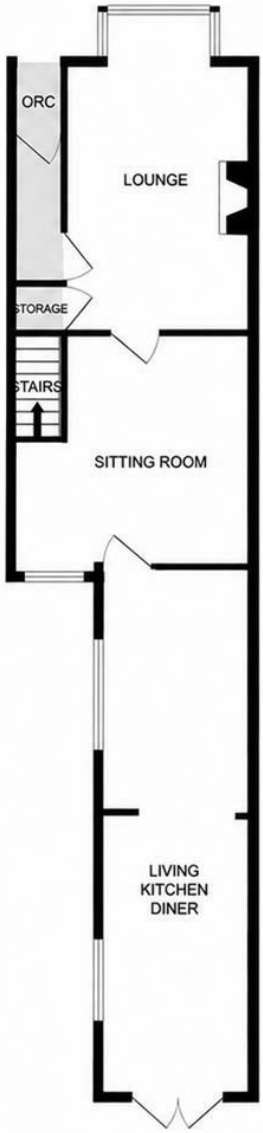
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

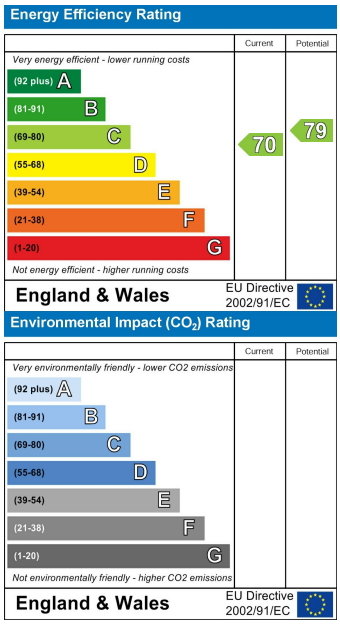
VIEWING ARRANGEMENTS

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





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.