



8 Hawthorne Avenue Cleethorpes, North East Lincolnshire DN35 7JN

We are delighted to offer for sale this THREE BEDROOM MID TERRACE FAMILY HOME situated just off Grimsby Road with views over Chapman's pond. Close to all local amenities, good bus routes and motorway links. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Welcoming entrance hall, two reception rooms, cloakroom, modern kitchen and to the first floor three bedrooms and family bathroom. Having a walled garden to the front with entrance gate and a large than average rear garden with paved patio, pond section to the rear with a large lawn, rear patio for summer evening and two timber sheds. Viewing is highly recommended.

£130,000

- CLEETHORPES LOCATION
- MID TERRACE FAMILY HOME
- MODERN KITCHEN
- TWO RECEPTION ROOMS
- CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- LARGE REAR GARDEN



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

MEASUREMENTS

All measurements are approximate.

ENTRANCE

Accessed via a glazed uPVC door with side and top light panels.

HALLWAY

The welcoming hallway has wood effect laminate flooring, coving to the ceiling, radiator and carpeted stairs with slatted bannister leading to the first floor with hand storage.



HALLWAY



KITCHEN

18'11" x 8'3" (5.79 x 2.52)

The modern kitchen benefits from a large range of cream gloss wall and base units with contrasting wood effect work surfaces and matching up stands incorporating a stainless steel sink and drainer, gas hob with glass splashback, stainless steel chimney style extractor hood and electric fan assisted oven beneath, ample space for all further appliances. Finished with wall mounted boiler housed in matching unit, wood effect laminate flooring, radiator, uPVC double glazed window to the rear aspect and uPVC double glazed door leading to the garden.



KITCHEN



KITCHEN



KITCHEN



KITCHEN

LOUNGE

13'9" x 11'3" (4.20 x 3.45)

The first reception room is presently used as a lounge and has a uPVC double glazed window to the front aspect, coving to the ceiling, carpeted flooring, radiator and feature composite fire surround with gas fire.



LOUNGE



REAR SITTING ROOM

15'5" x 10'8" (4.70 x 3.27)

The rear sitting room has a uPVC double glazed French doors to the rear aspect with sidelight panels, coving to the ceiling, carpeted flooring, radiator and original built in storage cupboard.



REAR SITTING ROOM



CLOAKROOM

11'3" x 3'6" (3.45 x 1.07)

The handy cloakroom benefits from a white two piece suite comprising of; low flush wc and pedestal hand wash basin with tiled splashback and wood effect laminate flooring.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring and wooden banister.



BEDROOM ONE

12'5" x 10'8" (3.79 x 3.26)

The first double bedroom is to the rear of the property and has a uPVC double glazed window with views over Chapman's pond, coving to the ceiling, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

10'11" x 10'6" (3.35 x 3.21)

The second double bedroom has a uPVC double glazed window to the front aspect with a blind fitted, wood effect vinyl flooring and radiator.



BEDROOM TWO



BEDROOM THREE

7'9" x 6'11" (2.38 x 2.12)

The third bedroom is again to the front aspect with a uPVC double glazed window having a blind fitted, carpeted flooring and radiator.



BATHROOM

6'10" x 6'7" (2.09 x 2.01)

Benefitting from a white three piece suite comprising of; Bath with electric shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with modern tiling to part of the walls, heated towel rails, wood effect vinyl flooring and a uPVC double glazed window to the rear aspect. Loft access to the ceiling.



OUTSIDE

THE GARDENS

The property sits with a walled boundary to the front aspect and access gate with a low maintenance garden having mature planting. The rear garden is a great size and has been section for ease with a trellis low fence and gate. The first part of the garden is paved ideal for outside entertaining and has a pond with raised feature planters, a timber shed provides ample storage. The second part of the garden has fenced boundaries and is mainly laid to lawn with mature planting to the borders and to the rear a further patio area ideal for the evening sun, a further timber shed provides more storage.



THE GARDENS



THE GARDENS



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THE GARDENS



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

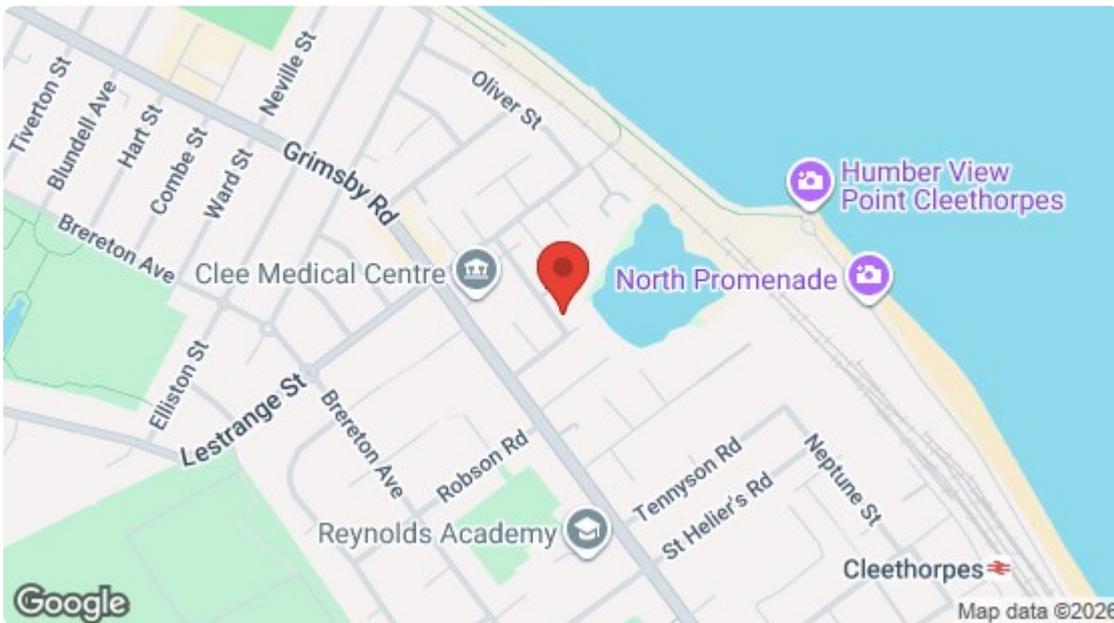
EPC -

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



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 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 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.