



## 194 Barcroft Street Cleethorpes, North East Lincolnshire DN35 7DX

Situated in this very popular residential location off Brereton Avenue close to local amenities including shops and schools is this smartly presented TWO BEDROOM MID TERRACE HOUSE. The accommodation includes: entrance hall, lounge, sitting / dining room, modern kitchen with walk in pantry, two double bedrooms and stunning bathroom to the first floor. Gas central heating system. Double glazing. Front and rear gardens. An ideal first time buy or investment early viewing is highly recommended.

**£97,500**

- MID TERRACE HOUSE
- MODERN KITCHEN
- STUNNING FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- LOUNGE
- SITTING / DINING ROOM
- GENEROUS REAR GARDEN
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- IDEAL FIRST TIME BUY



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE HALL

Approached via a double glazed entrance door leads into the hall. Decorative dado rail. Staircase to the first floor landing.

### LOUNGE

10'9" x 9'7" (3.30m x 2.94m)

Double glazed window to the front, coving to the ceiling, radiator.



### KITCHEN

15'3" x 10'5" (4.67m x 3.20m)

Fitted with a range of modern shaker style wall and base units in a fashionable white finish, marble effect work surface incorporating the stainless steel one and a half owl sink unit with mixer tap. Tiled splash backs. Plumbing for a washing machine and dishwasher, space for a tumble drier and electric cooker point. Double glazed windows to the front and rear. Tiled flooring. Wall mounted electric heater. Generous walk in pantry. Double glazed door to the side.



### SITTING / DINING ROOM

12'10" x 10'0" (3.93m x 3.07m)

Double glazed window to the rear. Coving to the ceiling and fashionable paneling to dado height. Radiator. Under stair storage cupboard.



### SITTING / DINING ROOM

Additional photo





## KITCHEN

Additional photo



## FIRST FLOOR

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## LANDING

Spelled balustrade.



## BEDROOM 1

13'1" x 10'10" (4.00m x 3.32m)

Double glazed window to the front, coving to the ceiling, modern tall radiator.



## BEDROOM 1

Additional photo



## BEDROOM 2

12'10" x 7'9" (3.92m x 2.38m)

Double glazed window to the rear, coving to the ceiling, radiator.



## BEDROOM 2

Additional photo



## BATHROOM

11'5" x 7'9" (3.50m x 2.37m)

This spacious bathroom fitted with a modern suite comprising of bath with rainfall shower over plus hand held attachment. Metro style tiling over the bath area. Wash hand basin and low flush w/c inset dedicated vanity unit. Fitted storage units housing the gas central heating boiler. Double glazed window to the rear. Tall towel radiator.



## BATHROOM

Additional photo



## OUTSIDE



## GARDENS

The front garden is low maintenance stands behind an attractive fence and gate, fencing either side. The good sized rear garden has a generous decked seating area ideal for entertaining, an area to the rear ready for landscaping. Attractive fenced boundaries.



## 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

## VIEWING ARRANGEMENTS

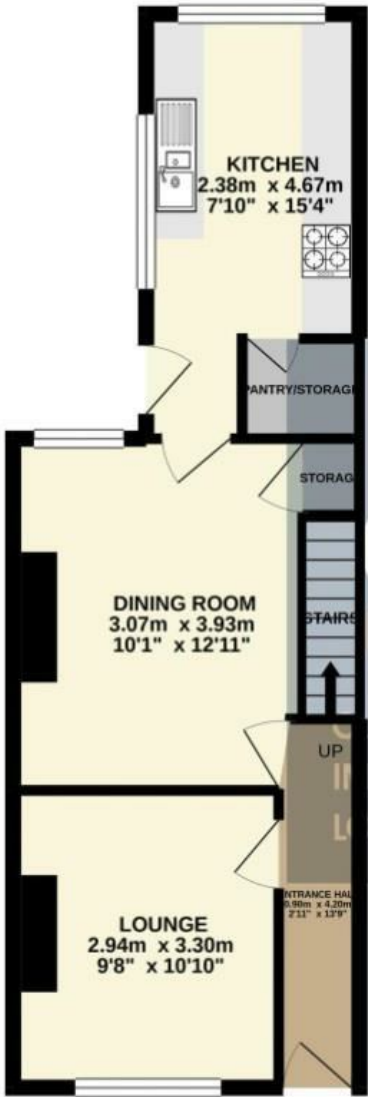
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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



GROUND FLOOR  
37.9 sq.m. (408 sq.ft.) approx.



1ST FLOOR  
34.5 sq.m. (371 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	64	
(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.