



52 Neville Street Cleethorpes, North East Lincolnshire DN35 7QA

Offered for sale with no forward chain, this well-maintained three-bedroom mid-terrace home is situated in a popular residential area of Cleethorpes, conveniently located close to a range of local amenities, schools, shops and transport links. Ideal for first-time buyers, families or investment landlords, the property offers well-proportioned and modern living accommodation comprising an entrance hallway, two reception lounges, fitted kitchen and bathroom to the ground floor, with three double bedrooms to the first floor. Externally, the property benefits from well-maintained gardens, with the rear garden enjoying a southerly-facing aspect and fenced boundaries. A property offering excellent potential and well worth viewing to fully appreciate the accommodation on offer. Viewing is highly recommended.

Offers Over £85,000

- THREE-BEDROOM MID-TERRACE HOME
- POPULAR RESIDENTIAL AREA OF CLEETHORPES
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST-TIME BUYERS
- SUITABLE FOR INVESTMENT LANDLORDS
- TWO RECEPTION LOUNGES
- MODERN FITTED KITCHEN
- THREE DOUBLE BEDROOMS
- SOUTHERLY-FACING REAR GARDEN
- NO FORWARD CHAIN – VIEWING RECOMMENDED



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed to the front of the property via a wooden door with an original stained glass window above, leading into the hallway.

HALLWAY

The welcoming entrance hallway features attractive coving to the ceiling, a dado rail and freshly painted walls, complemented by newly fitted carpet flooring and solid wooden connecting doors.

DINING ROOM

13'1" x 12'4" (3.99 x 3.78)

This bright and spacious room could be used as a second sitting room or dining room and has been freshly decorated in neutral tones. The room features ceiling coving, a dado rail, radiator and newly fitted carpeted flooring. Double wooden glazed doors with top-light arches lead through to the lounge, while a rear uPVC double-glazed window provides plenty of natural light. An open-plan carpeted staircase with a white open-spindle balustrade leads to the first floor.



DINING ROOM



DINING ROOM



LOUNGE

13'7" x 9'9" (4.15 x 2.98)

The lounge is accessed from the dining room through wooden glazed doors with arched top lights and has also been freshly decorated, complemented by newly fitted carpeted flooring. The room features a coved ceiling with a decorative ceiling rose, radiator, and a walk-in square uPVC double-glazed bay window fitted with modern white slatted blinds, allowing plenty of natural light. A feature fireplace provides a focal point, comprising a black wooden surround, cast-iron inset with open fire, tiled side panels, and a decorative tiled hearth.



LOUNGE



LOUNGE



KITCHEN

10'6" x 7'10" (3.22 x 2.39)

The modern kitchen benefits from a large range of white-fronted, cottage-style wall and base units with contrasting work surfaces and matching upstands. The units incorporate a stainless-steel sink and drainer, gas hob with tiled splashback, stainless-steel chimney-style extractor hood, and electric fan-assisted oven beneath. There is ample space for an automatic washing machine and free standing fridge freeze. The kitchen is finished with wood-effect, herringbone-style vinyl flooring and features a uPVC double-glazed window with fitted blind overlooking the side aspect. A door leads through to the rear lobby.



KITCHEN



KITCHEN



INNER LOBBY

Featuring continued wood-effect, herringbone-style vinyl flooring and a solid wooden door providing access to the rear garden.



BATHROOM (GROUND FLOOR)

8'5" x 4'7" (2.57 x 1.42)

The modern bathroom benefits from a white three-piece suite comprising a bath with shower over and glazed screen, pedestal wash hand basin, and low-flush WC. The room is finished with mostly tiled walls, complemented by feature tongue-and-groove panelling and a dado rail. Additional features include a radiator, tiled-effect vinyl flooring, and a uPVC double-glazed window with fitted blind overlooking the side aspect.



BATHROOM



FIRST FLOOR

FIRST FLOOR LANDING

The split level landing has continued newly laid carpeted flooring with open white spindle balustrade, coved ceiling, dado rail and solid wooden connecting doors. Loft access to the ceiling.



FIRST FLOOR LANDING



BEDROOM ONE

13'0" x 11'3" (3.98 x 3.43)

The largest of the three double bedrooms features a uPVC double-glazed window overlooking the front aspect, complemented by carpeted flooring and a radiator.



BEDROOM ONE



BEDROOM TWO

12'4" x 7'8" (3.78 x 2.36)

The second double bedroom is positioned to the rear of the property and features a uPVC double-glazed window with fitted blind, coved ceiling, carpeted flooring, and radiator.



BEDROOM THREE

10'6" x 7'10" (3.22 x 2.40)

The third double bedroom is positioned to the rear of the property and features a uPVC double-glazed window with fitted blind, newly laid carpeted flooring, radiator, and useful built-in storage cupboard which houses the gas fired boiler.



OUTSIDE

THE GARDENS

The property benefits from a low-maintenance frontage, enclosed by a walled boundary with a wrought-iron entrance gate and predominantly laid with attractive grey brick paving. To the rear, the garden enjoys a desirable southerly aspect and is fully enclosed by fencing, with a wooden rear gate providing access to the secure passageway. The rear garden has been designed for ease of maintenance, featuring paved patio areas, an artificial lawn, and attractive grey brick edging.



THE GARDENS



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			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
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.