



## 53 Wollaston Road Cleethorpes, DN35 8DY

We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY situated with in walking distance from St Peters Avenue and Cleethorpes seafront close to all local amenities, good bus routes, train station, cafes and bars. The property benefits from gas central heating and uPVC double glazing and retaining many original features with the accommodation comprising off; Entrance porch with original tiling, hall way, two reception lounges, living kitchen diner, utility/cloakroom and to the first floor three double bedrooms and family bathroom. Having a front low maintenance garden with an enclose rear garden again of low maintenance with artificial grass and decked patio area. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**£140,000**

- CENTRAL CLEETHORPES LOCATION
- MID TERRACE PROPERTY
- KITCHEN DINER
- UTILITY/CLOAKROOM
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- BATHROOM
- FRONT & REAR GARDENS
- ORIGINAL FEATURES
- NO FORWARD CHAIN



## 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.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via a composite door with top light above.

#### PORCH

The porch area retains the original tiling to dado height with carpeted flooring and glazed wooden door leading to the hallway.

#### HALLWAY

The welcoming hallway retains the original coving and cornice to the ceiling, dado rail, tiled effect vinyl flooring, radiator and carpeted stairs leading to the first floor with open white wooden spindle balustrade, Oak hand rail and handy understairs storage cupboard.

#### LOUNGE

13'9" x 11'6" (4.21 x 3.51)

Having a uPVC double glazed square bay window to the front aspect, coving to the ceiling, wood effect laminate flooring and radiator. Featuring an original Oak Victorian fire surround with mirror, ornate fire inset with tiled hearth and marble hearth.



#### DINING ROOM

12'6" x 9'5" (3.83 x 2.89)

The useful dining room has a uPVC double glazed window to the rear aspect, carpeted flooring and radiator.



#### KITCHEN DINER

22'8" x 9'1" (6.91 x 2.77)

The kitchen diner benefits from a large range of wood front wall and base units with contrasting work surfaces and matching up stands with tiled splashbacks incorporating a stainless steel sink drainer, electric and gas range style cooker with stainless steel splashback and stainless steel chimney extractor hood with integrated fridge freezer and dishwasher. Ample space for an automatic washing machine. Finished with tiled flooring, radiator, uPVC double glazed square bay window to the dining area and further uPVC double glazed door and window to the side aspect. Ample room for a family dining table.



## KITCHEN DINER



## KITCHEN DINER



## UTILITY/CLOAKROOM

9'1" x 4'2" (2.79 x 1.29)

The handy utility cloakroom benefits from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin. Wall mounted boiler and ample space for a tumble dryer. finished with tiled flooring, radiator and a uPVC double glazed window to the rear aspect.



## FIRST FLOOR

### FIRST FLOOR LANDING

The split level landing has continued carpeted flooring with white open spindle balustrade and Oak hand rail with original built in storage cupboard.



**BEDROOM ONE**

15'0" x 11'7" (4.59 x 3.54)

The master bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, radiator and original built in wardrobe.

**BEDROOM ONE****BEDROOM TWO**

12'7" x 9'6" (3.84 x 2.90)

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

**BEDROOM THREE**

10'11" x 9'0" (3.34 x 2.75)

The third double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



## BATHROOM

6'0" x 5'9" (1.84 x 1.77)

The bathroom benefits from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. Finished with part tiled walls, wood effect vinyl flooring, radiator and uPVC double glazed window to the side aspect.



## OUTSIDE

### THE GARDENS

The property stands with a walled low maintenance front garden with wrought iron access gate and an enclosed rear garden with walled and fenced boundaries rear wooden gate. The garden is laid with artificial grass, feature stone border and raised patio area.



### 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 - C

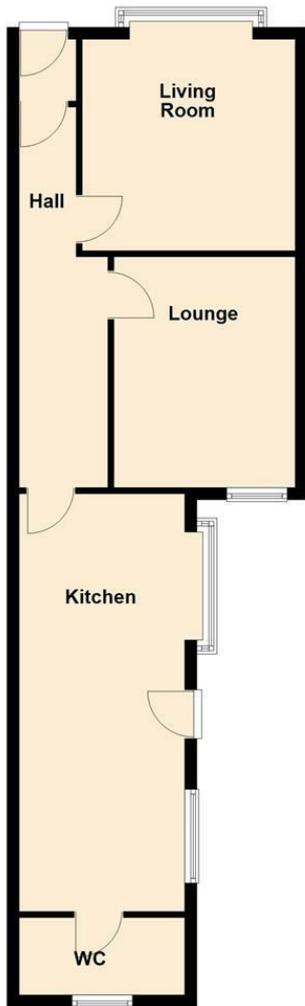
### VIEWING ARRANGEMENTS

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**  
Approx. 104.5 sq. metres (1124.9 sq. feet)



Total area: approx. 104.5 sq. metres (1124.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.