

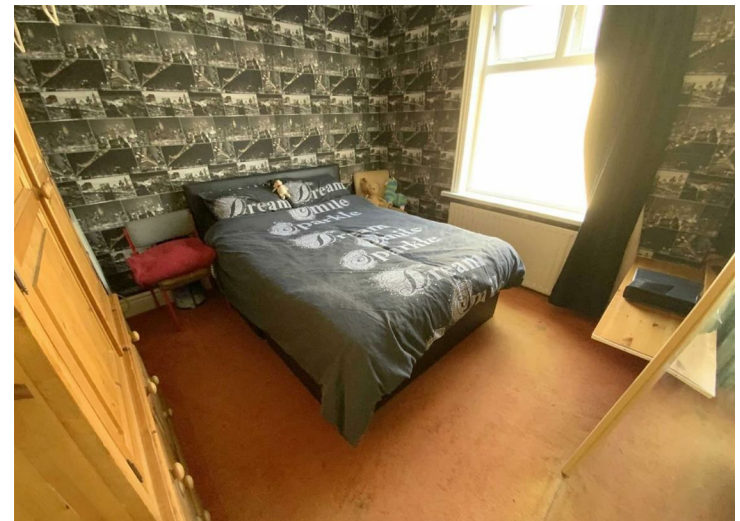
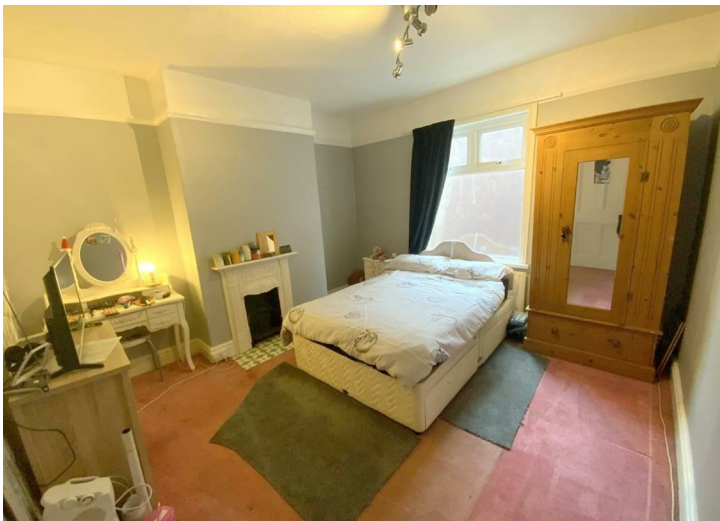


200 Brereton Avenue, Cleethorpes, North East Lincolnshire, DN35 7RA
£144,000

Key Features:

- Traditional Three Bedroom Semi Detached
- Deceptively Spacious Accommodation
- Original Features
- Three Double Bedrooms
- Lounge/Dining Room
- Kitchen Diner
- Rear Sitting Room/Study
- Utility Room & Downstairs WC
- No Forward Chain

This traditional gable fronted Victorian property offers spacious family accommodation located in a popular and convenient position with easy access to the seafront and town centre. A larger style semi-detached home retaining much of its original charm and character, with accommodation including a front Entrance Porch, Hallway, a bay fronted Lounge/Dining Room, Kitchen Diner, Rear Sitting Room/Study, Utility Room and W.C. To the first floor are Three Good Sized Double Bedrooms and a Family Bathroom. Cavity wall insulation, Loft insulation, Protector coats on outside walls and a new boiler, Garden to the rear. Offered for sale with No Forward Chain.



ENTRANCE PORCH

Original tiled front entrance porch with inner door to:-

HALLWAY

Featuring the original Victorian tiled floor and staircase with spindle balustrade. Understairs storage cupboard and radiator.

LOUNGE/DINING ROOM

26'10" x 12'2" (8.18 x 3.72)

Double reception room with bay window to the front and further window to side aspect. Feature open fireplace with horseshoe style insert. Radiator and newly fitted carpet.

KITCHEN DINER

14'7" x 11'11" (4.44 x 3.63)

Fitted kitchen with range cooker, and work surfaces incorporating a stainless steel sink. French doors opening to the rear garden.

REAR SITTING ROOM/STUDY

9'2" x 7'9" (2.80 x 2.36)

A versatile room with window to rear aspect, radiator, and access to the rear garden.

UTILITY ROOM

11'11" x 6'5" (3.62 x 1.96)

With further fitted storage, and space for all appliances. Radiator, and window to side aspect.

W.C.

5'3" x 2'7" (1.59 x 0.80)

With low level wc, and window to side aspect.

FIRST FLOOR LANDING

A spacious split level landing with continued balustrade, fitted storage cupboard, loft access, and window to front aspect.

MASTER BEDROOM

12'3" x 12'2" (3.73 x 3.70)

Master bedroom with window to front aspect, original cast iron open fireplace, and radiator.

BEDROOM TWO

12'2" x 12'1" (3.71 x 3.68)

With window to side aspect, original feature fireplace, and radiator.

BEDROOM THREE

11'11" x 10'9" (3.62 x 3.27)

With window to side aspect, and radiator.

BATHROOM

7'4" x 7'0" (2.24 x 2.13)

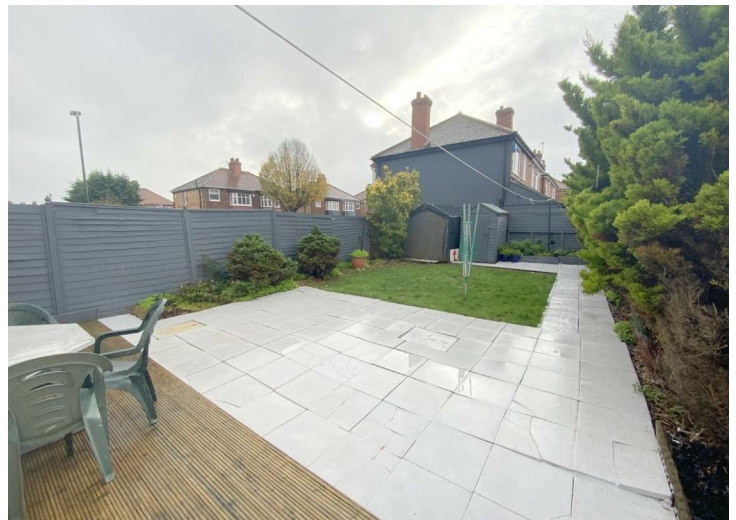
Fitted with a pedestal basin, wc, and bath with electric shower over. Radiator, and window to rear aspect.

OUTSIDE

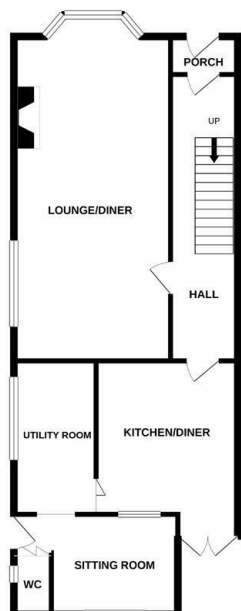
The front of the property is mainly block paved, and there is side access providing sheltered storage space. The rear garden is laid to lawn with a paved patio area, and two sheds.

TENURE

Freehold



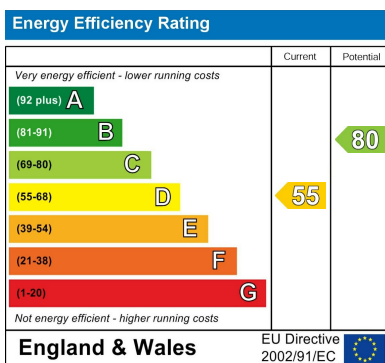
GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 1388 sq.ft. (129.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of areas, volumes, counts and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made and stamped 12/02



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

