



**2 Blenheim Place, Cleethorpes, North East Lincolnshire, DN35 9BG**  
**£160,000**

### Key Features:

- Three Bedroom Semi Detached Property
- Cul De Sac Location
- Two Reception Rooms
- Two Double Bedrooms
- Downstairs WC
- Spacious Driveway
- Storage Outbuildings & Garage

A Three Bedroom Semi Detached home located in this popular area close to Taylors Avenue, with easy access to the town centre and seafront. Well presented, the accommodation offers a traditional layout, comprising; entrance hall, front aspect lounge, rear living room, kitchen, first floor three bedrooms and a shower room. The property stands with a wide frontage providing ample off road parking, attached outbuildings/wc, garage, and an enclosed garden to the rear. Viewing Highly Recommended.



### ENTRANCE HALL

Front entrance to the property with a side aspect window and staircase to the first floor.

### LOUNGE

12'11" x 9'3" (3.96 x 2.83)

To front aspect with bow window, and gas fireplace.

### KITCHEN

13'11" x 7'3" (4.26 x 2.21)

Fitted kitchen comprising of cream wall and base units, work surfaces incorporating a stainless steel sink, built-in oven/grill, gas hob, plumbing for a washing machine and further appliance space. Understairs storage cupboard/pantry. Wall mounted gas central heating boiler. Rear aspect window. Open access to:-

### REAR LIVING ROOM

14'4" x 11'1" (4.38 x 3.40)

Sitting/dining room with gas fireplace, and patio doors opening onto the rear garden.

### FIRST FLOOR LANDING

With a side aspect window, fitted storage cupboard, and access to the loft (via a drop down ladder).

### BEDROOM 1

13'0" x 11'1" (3.97 x 3.40)

Master bedroom to front aspect.

### BEDROOM 2

11'1" x 9'4" (3.38 x 2.85)

A second double bedroom, to rear aspect.

### BEDROOM 3

9'8" x 7'7" (2.97 x 2.33)

A single bedroom to front aspect, with fitted storage cupboard over stairs bulk head.

### SHOWER ROOM

7'6" x 5'4" (2.31 x 1.65)

Fitted with a pedestal basin, wc, and shower enclosure with electric shower. Heated towel rail. Obscure glazed window.

### OUTSIDE

The property occupies a spacious wide frontage with hard standing for multiple vehicles. Access to the rear is via a sheltered passageway connecting to storage outbuildings/wc. The rear garden is laid to lawn with planted borders, and a paved patio.

### GARAGE

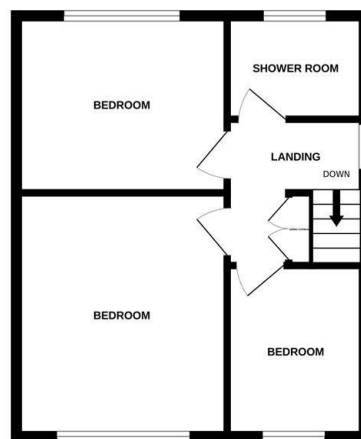
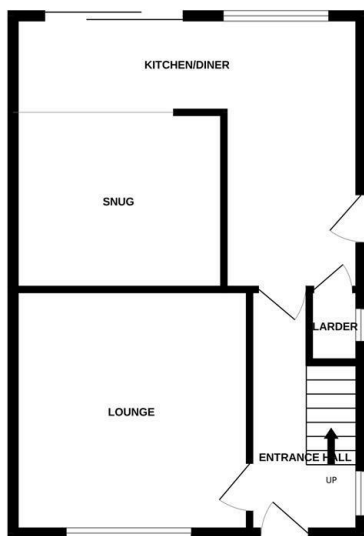
A single brick garage with front and rear access, power/light.

### TENURE

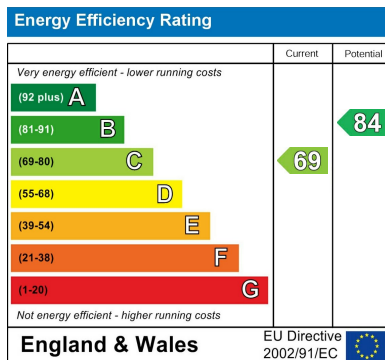
FREEHOLD

### COUNCIL TAX BAND





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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

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