

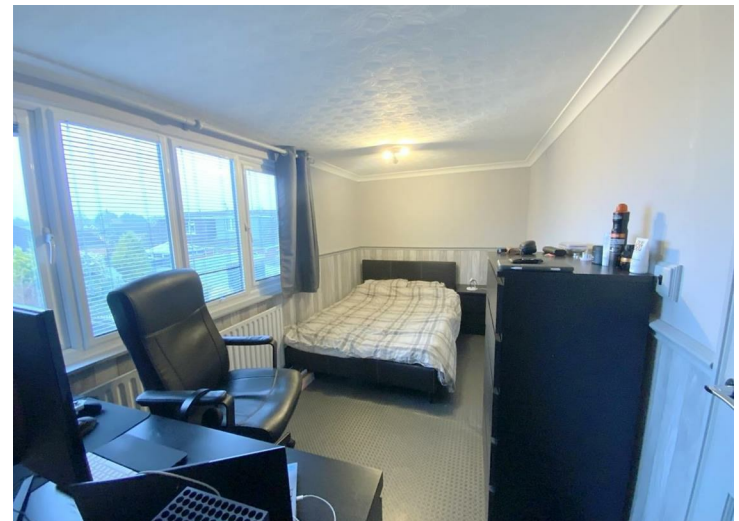


44 Swaby Drive, Cleethorpes, North East Lincolnshire, DN35 9PB
£175,000

Key Features:

- Three Bedroom Semi Detached
- Sought After Cleethorpes Location
- Close To Popular Schools
- Spacious Family Accommodation
- Two Reception Rooms
- Modern Downstairs Shower Room
- Good Sized Gardens
- Off Road Parking & Garage

Found just off Middlethorpe Road in this sought after area of Cleethorpes, a three bedroom semi detached home offering ideal family accommodation within short walking distance of popular schools. An excellent opportunity for buyers looking to add their own personal touch and create their dream home, this spacious property stands in good sized gardens with driveway and attached garage. Comprising; entrance porch, entrance hall, front aspect lounge, rear dining room and kitchen. Modern downstairs shower room, and to the first floor are three bedrooms. Viewing highly recommended.



ENTRANCE HALL

Accessed via a front entrance porch. Spacious L-shaped hall with staircase to the first floor.

LOUNGE

15'4" x 10'5" (4.69 x 3.19)

A front aspect lounge, with marble fireplace incorporating a modern inset gas fire.

KITCHEN

15'10" x 9'11" (4.83 x 3.03)

Comprising of wall and base units, work surfaces incorporating a resin sink, built-in oven and gas hob. Recess for an American style fridge/freezer. Plumbing for a washing machine and further appliance space. Side and rear aspect windows, and access to the garden.

DINING ROOM

10'10" x 9'11" (3.32 x 3.03)

With patio doors to the rear.

SHOWER ROOM

5'4" x 7'10" (1.63 x 2.39)

Fitted with a large walk-in shower, vanity sink unit and concealed cistern wc. Fully tiled, with heated towel rail and obscure glazed window.

FIRST FLOOR

BEDROOM 1

11'1" x 10'11" (3.38 x 3.35)

To front aspect.

BEDROOM 2

13'10" x 7'7" (4.23 x 2.33)

To rear aspect, featuring a walk-in wardrobe/storage area.

BEDROOM 3

11'0" x 6'9" (3.37 x 2.06)

To front aspect.

OUTSIDE

The property is approached by a driveway to the front, with lawned garden and access to the garage. The rear garden enjoys a west facing aspect and is mainly laid to lawn with patio, and raised decking to the far end. Garden store.

GARAGE

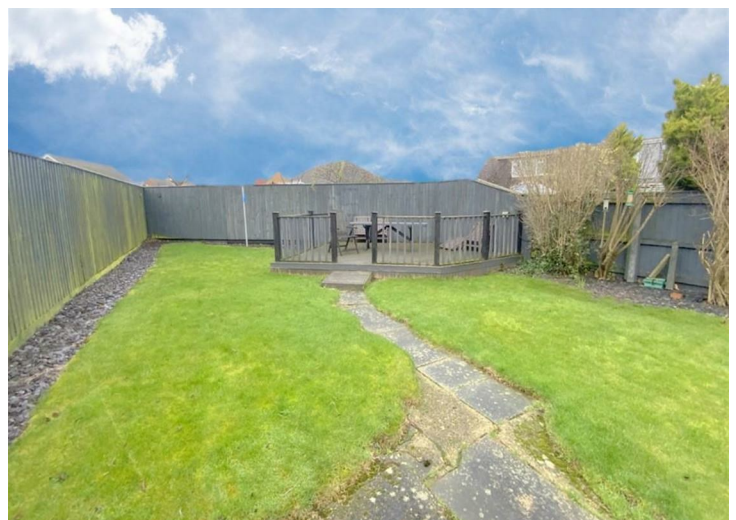
Attached garage with power/light, and rear access door.

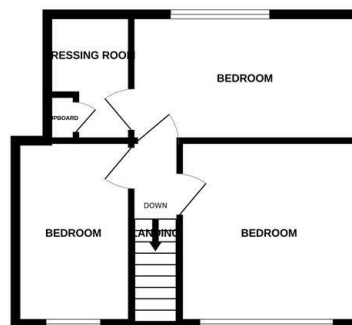
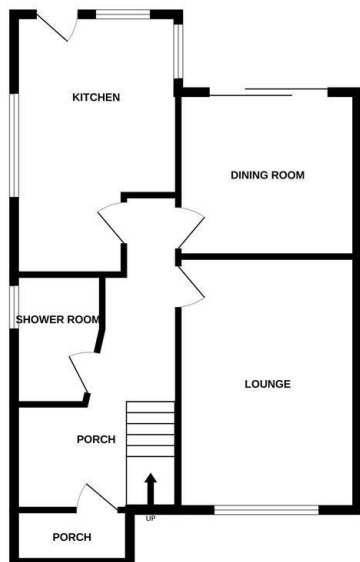
TENURE

FREEHOLD

COUNCIL TAX BAND

B





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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