



45 Wollaston Road, Cleethorpes, North East Lincolnshire, DN35 8DY
£140,000

Key Features:

- Traditional Three Bedroom Mid Terrace
- Central Cleethorpes
- Deceptively Spacious
- Two Reception Rooms
- Open Plan Kitchen Diner
- Three Double Bedrooms
- Ideal First Time Buy/Rental Investment
- No Forward Chain

A traditional three bedroom mid terraced home offering good sized family accommodation, found in this established area a short distance from the town centre and seafront. To the ground floor comprising; entrance hall, bay fronted lounge, a second sitting/dining room, and a spacious open plan kitchen diner. To the first floor, a generously sized master bedroom, two further double bedrooms and a shower room. Gardens to the front and rear. Offered for sale with No Forward Chain.



ENTRANCE HALL

Accessed via a front entrance porch.
With staircase featuring original spindle balustrade, and understairs storage recess.

LOUNGE

13'8" x 11'5" (4.18 x 3.50)

A bay fronted lounge, with brick fireplace incorporating a modern insert gas fire.

2ND SITTING ROOM/DINING ROOM

12'7" x 9'6" (3.84 x 2.91)

A versatile room, with a rear aspect window and further gas fireplace.

KITCHEN DINER

27'3" x 8'11" (8.33 x 2.72)

Open plan kitchen and dining space comprising of fitted base units, work surfaces incorporating a stainless steel sink, built-in oven and gas hob, plumbing for a washing machine and space for further appliances. Rear and side aspect windows, and access to the garden. Dining area featuring a bay window to side aspect.

FIRST FLOOR LANDING

A split level landing with continued spindle balustrade, and fitted storage cupboard.

BEDROOM 1

15'1" x 11'6" (4.60 x 3.52)

A full width master bedroom with two front aspect windows, and traditional feature fireplace.

BEDROOM 2

12'6" x 8'5" (3.82 x 2.59)

To rear aspect, with further feature fireplace.

BEDROOM 3

9'2" x 8'11" (2.80 x 2.73)

To rear aspect, with fitted storage cupboard housing the gas central heating boiler.

SHOWER ROOM

5'11" x 5'6" (1.82 x 1.68)

Fitted with a corner shower enclosure, and fitted storage incorporating a wc and wash basin. Fully tiled. Obscure glazed window.

OUTSIDE

Gardens to the front and rear, with gated access to the passageway.

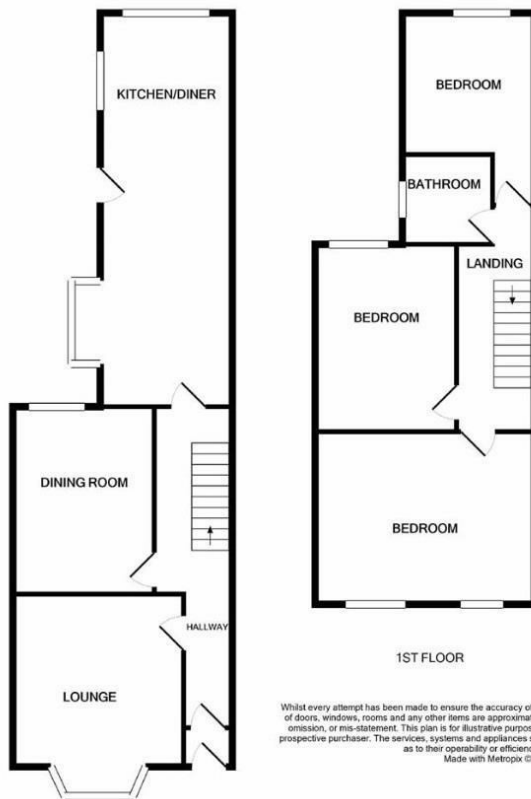
TENURE

Freehold

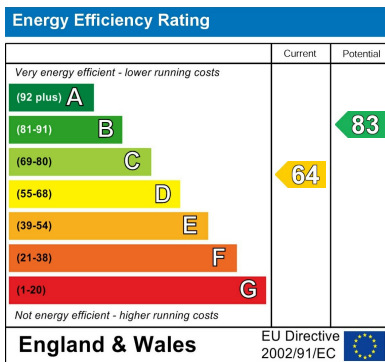
COUNCIL TAX BAND

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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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