



7 Burley Avenue, Cleethorpes, North East Lincolnshire, DN35 0TH
£150,000

Key Features:

- Two Bedroom Semi Detached
- Highly Popular Cleethorpes Location
- Lounge, Kitchen & Sunroom Extension
- Two Double Bedrooms
- Modern Bathroom
- Off Road Parking
- Ideal First Time Purchase

Situated off Chichester Road, a two bedroom semi detached home offered for sale in this highly sought after area of Cleethorpes, within close proximity of the seafront, local amenities, and popular schools. The accommodation offers:- a front entrance porch, lounge, kitchen and a sun room providing ideal dining space. To the first floor are two double bedrooms and a recently refurbished bathroom. Occupying a pleasant cul de sac position, the property stands in lawned gardens with off road parking.



ENTRANCE PORCH

Front entrance to the property with a built-in storage cupboard.

LOUNGE

15'9" x 11'7" (4.81 x 3.55)

A front aspect lounge, with a wall mounted electric fire, and staircase to the first floor.

KITCHEN

11'6" x 10'2" (3.53 x 3.10)

Fitted with a range of beech style units, work surfaces inset with a stainless steel sink, built-in oven, gas hob with extractor over, integrated fridge/freezer and plumbing for a washing machine. Unit housing the gas central heating boiler. Rear aspect window.

SUN ROOM

11'8" x 10'3" (3.58 x 3.13)

A spacious sunroom providing ideal dining space, with French doors opening onto the rear garden.

FIRST FLOOR LANDING

With a side aspect window and access to the loft.

BEDROOM 1

11'6" x 9'4" (3.52 x 2.87)

To rear aspect, with a built-in storage cupboard.

BEDROOM 2

12'7" x 8'2" (3.85 x 2.51)

To front aspect, with a built-in storage cupboard. Measured at widest point.

BATHROOM

7'5" x 4'10" (2.28 x 1.49)

Comprising a panelled bath with shower mixer tap and glazed screen. Pedestal basin and wc. Heated towel rail. Opaque window to front aspect.

OUTSIDE

The property is set open plan to the front with lawn and a gravel stone driveway continuing down the side. The rear garden is enclosed, and mainly laid to lawn, with timber shed.

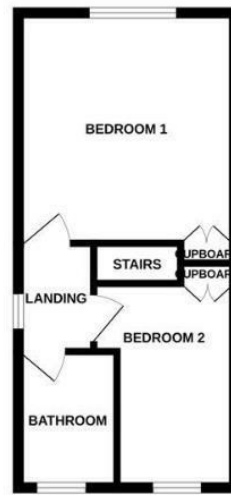
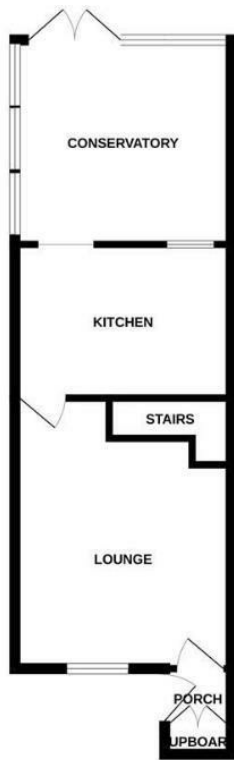
COUNCIL TAX BAND


A

TENURE

FREEHOLD





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

