

45 Warwick Road, Cleethorpes, North East Lincolnshire, DN35 9EU
£155,000

Key Features:

- Three Bedroom Semi Detached
- Popular Cleethorpes Location
- Generous Sized Rear Garden
- Excellent Scope For Modernisation
- Off Road Parking & Detached Garage
- Close To Schools
- No Forward Chain

A well maintained three bedroom semi detached home offered for sale in this popular residential position, with easy access to the town centre and seafront.

Extended at the rear, the property features spacious and versatile accommodation, comprising; entrance porch, entrance hall, a bay fronted lounge, rear sitting/dining room and kitchen. To the first floor are three bedrooms including two doubles, and a shower room.

Offering excellent scope for modernisation and improvement - ideal for the first time buyer to make a property their own, with the added feature of a superb sized rear garden.

Offered for sale with No Forward Chain...Viewing Highly Recommended.



ENTRANCE PORCH

Front entrance to the property, with access to:-

ENTRANCE HALL

With a side aspect window and staircase to the first floor.

LOUNGE

16'4" x 10'7" (5.00 x 3.24)

A bay fronted lounge, with fireplace incorporating an inset electric fire.

KITCHEN

16'10" x 8'0" (5.15 x 2.44)

Fitted kitchen including wall and base units, stainless steel sink, plumbing for a washing machine and space for further appliances. Understairs storage cupboard housing the gas central heating boiler. (Modern Baxi boiler approximately 5 years old). Side entrance door, side and rear aspect windows.

DINING/SITTING ROOM

20'11" x 8'8" (6.38 x 2.66)

Versatile living space, with a rear aspect window.

FIRST FLOOR LANDING

With a side aspect window, and access to the loft

BEDROOM 1

12'0" x 10'7" (3.68 x 3.25)

To front aspect, with full wall of fitted wardrobes.

BEDROOM 2

10'7" x 9'11" (3.25 x 3.04)

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

BEDROOM 3

6'11" x 6'0" (2.11 x 1.85)

To front aspect.

SHOWER ROOM

6'7" x 5'5" (2.02 x 1.66)

Fitted with a pedestal basin, wc, and shower enclosure (electric). Obscure glazed window.

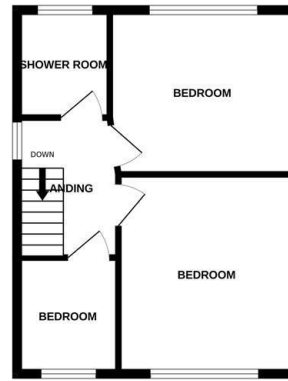
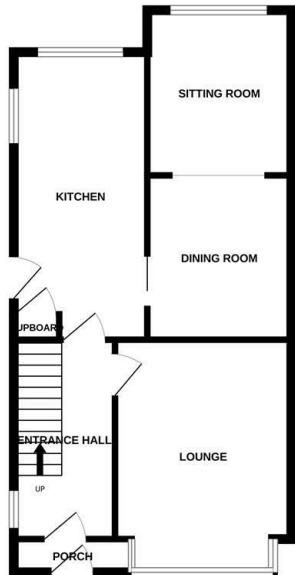
TENURE

FREEHOLD

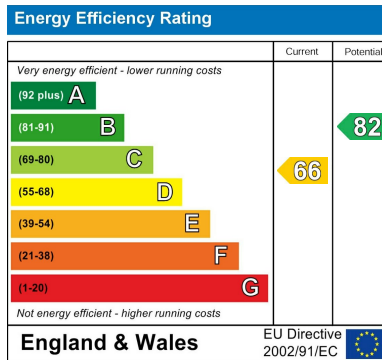
COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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. Made with HERSPEC 3/2014



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