



27 Normandy Road, Cleethorpes, North East Lincolnshire, DN35 9JA
£165,000

Key Features:

- Newly Renovated Mid Terrace Property
- Three Bedrooms
- Open Plan Kitchen Diner
- Utility & Cloaks/WC
- Modern Shower Room
- Ideal First Time Purchase
- Video Viewing Available

This immaculately presented three bedroom mid terrace home offers fully modernised accommodation, completed to an excellent standard throughout. Located in a popular area of Cleethorpes with easy access to the town centre and seafront. Featuring a superb open plan kitchen diner opening onto the rear garden, a front aspect lounge, useful utility room and a downstairs cloaks/wc. To the first floor are three bedrooms and a modern shower room. Gardens to the front and rear. An ideal first time purchase opportunity...Viewing highly recommended.



ENTRANCE HALL

Front entrance to the property, featuring wood effect LVT flooring which continues through to the rear. Understairs storage cupboard.

LOUNGE

12'9" x 12'5" (3.91 x 3.81)

With a front aspect bay window.

KITCHEN DINER

19'10" x 10'9" (6.06 x 3.29)

The hub of the home featuring a good range of modern grey gloss units and contrasting work tops incorporating a breakfast bar. Including a resin sink/drain, built-in oven, microwave, and ceramic hob with extractor over. Rear aspect window and French doors opening onto the garden.

UTILITY ROOM

9'9" x 6'11" (2.98 x 2.13)

Fitted with continued units and work tops. Providing plumbing for a washing machine and space for further appliances. Side aspect window and rear entrance door.

CLOAK/WC

6'11" x 6'7" (2.11 x 2.02)

Fitted with a vanity sink unit and concealed cistern wc. Heated towel rail. Rear aspect window.

FIRST FLOOR LANDING

With a fitted storage cupboard, and access to the loft.

BEDROOM 1

14'3" x 10'8" (4.36 x 3.27)

To front aspect.

BEDROOM 2

12'1" x 10'10" (3.70 x 3.31)

A second double bedroom, to rear aspect. With further loft access, and cupboard housing the gas central heating boiler.

BEDROOM 3

10'9" x 7'0" (3.28 x 2.15)

To front aspect, with stairs bulkhead incorporating a storage cupboard.

SHOWER ROOM

9'5" x 5'6" (2.89 x 1.68)

Featuring a full width walk-in shower - with rainfall shower head and adjustable handset. Vanity sink unit and concealed cistern wc. Heated towel rail. Illuminated wall mirror. Fully tiled walls.

OUTSIDE

The property stands with gardens to the front and rear, having gated side access via a shared passageway.

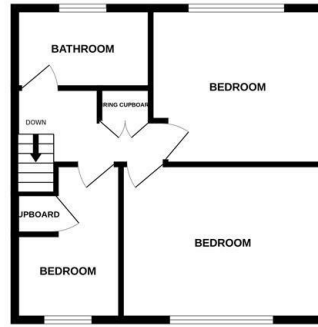
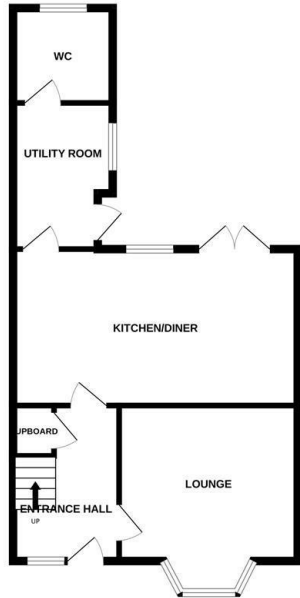
TENURE

Freehold


COUNCIL TAX BAND

A





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(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

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