



6 Beech Way, Cleethorpes, North East Lincolnshire, DN35 0RG
£165,000

Key Features:

- Bay Fronted End Link Property
- Ideal First Time Purchase
- Kitchen Diner, Lounge
- Three Bedrooms Inc. Two Doubles
- Modern Bathroom
- Garage/Garden Room
- Popular School Catchment
- No Forward Chain

A bay fronted end link property offered for sale in this popular residential area close to Taylor's Avenue. An ideal first time purchase or family home conveniently located close to primary and secondary schools, Tesco Superstore, and a short distance to the town centre and seafront.

Accommodation; Entrance Hall, lounge, kitchen diner, three bedrooms and a bathroom. Driveway parking, and converted garage space providing a versatile garden room. Offered for sale with No Forward Chain.



ENTRANCE HALL

Front entrance to the property, with staircase to the first floor.

LOUNGE

12'11" x 12'4" (3.94 x 3.77)

With a bay window to front aspect.

KITCHEN DINER

18'6" x 9'1" (5.66 x 2.78)

A full width dining kitchen, fitted with a range of modern white gloss units, work tops incorporating a stainless-steel sink, built-in oven and gas hob. Plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Rear aspect windows, and access to the rear garden.

FIRST FLOOR LANDING

With access to the loft via a drop down ladder - partially boarded.

BEDROOM 1

13'0" x 9'5" (3.98 x 2.88)

With a bay window to front aspect.

BEDROOM 2

11'4" x 10'5" (3.47 x 3.19)

To rear aspect, with fitted wardrobes.

BEDROOM 3

8'10" x 6'10" (2.70 x 2.09)

To front aspect, with built-in storage cupboard/wardrobe.

BATHROOM

7'8" x 4'11" (2.36 x 1.51)

Fitted with a modern suite comprising a vanity sink unit, wc, and panelled bath with shower attachment. Heated towel rail. Obscure glazed window.

OUTSIDE

The front of property is approached by a driveway and garden laid to gravelled stone. The rear garden is enclosed and includes raised decking and further lawn. Access to the attached former garage space providing a versatile garden room.

TENURE

FREEHOLD

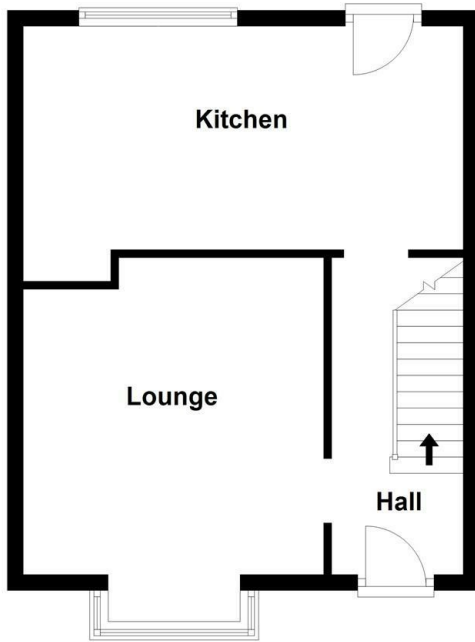
COUNCIL TAX

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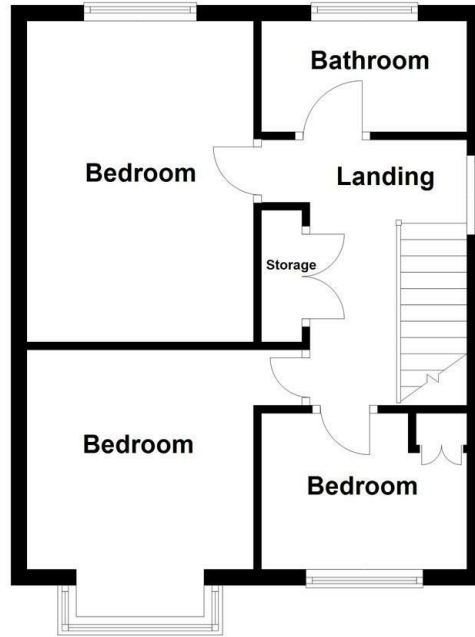
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(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

