



**9 Mathews Street, Cleethorpes, North East Lincolnshire, DN35 7HP
£160,000**

Key Features:

- Traditional Bay Fronted Semi Detached Property
- Popular Residential Location
- Three Bedrooms
- Two Reception Rooms
- Driveway Parking & Detached Garage
- Scope For Modernisation
- Close To Elliston Primary Academy Rated 'Outstanding'
- No Forward Chain

A well maintained three bedroom semi detached home located in this popular area of Cleethorpes, close to local amenities, and easy access to the town centre and seafront.

Offering excellent scope for modernisation and refurbishment, the accommodation comprises:- entrance hall, lounge, kitchen, separate dining room, and first floor with three bedrooms and a shower room. Gardens to the front and rear, driveway parking and detached garage. Offered for sale with No Forward Chain.



ENTRANCE HALLWAY

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

LOUNGE

15'5" x 11'4" (4.72 x 3.47)

A bay fronted lounge with fireplace incorporating a coal effect gas fire.

DINING ROOM

12'9" x 10'4" (3.91 x 3.15)

To rear aspect, with brick fireplace inset with a coal effect gas fire. Having potential to knock through to the adjacent kitchen to create an open plan kitchen diner.

KITCHEN

17'4" x 9'10" (5.29 x 3.00)

L-SHAPED MEASUREMENTS

An L-Shaped kitchen fitted with traditional wooden units, built-in oven, gas hob, plumbing for a washing machine and space for further appliances. Side and rear aspect windows, and access to the side of the property.

FIRST FLOOR

BEDROOM 1

14'11" x 10'4" (4.56 x 3.16)

With a full wall of built-in wardrobes, and side aspect window.

BEDROOM 2

13'5" x 10'11" (4.10 x 3.35)

A second double bedroom, with a bay window to front aspect, and full wall of built-in wardrobes.

BEDROOM 3

8'8" x 6'5" (2.65 x 1.96)

To front aspect.

SHOWER ROOM

7'1" x 5'8" (2.18 x 1.75)

Fitted with a large walk-in shower, pedestal basin and wc. Heated towel rail. Obscure glazed window.

OUTSIDE

The front of the property is approached by a brick edged driveway which continues down the side to the detached garage. The rear garden is mainly laid to lawn with planted borders, and summer house.

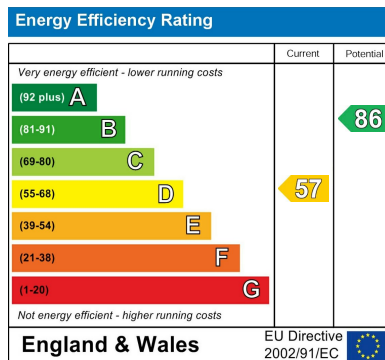
TENURE

Freehold

COUNCIL TAX

B





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

