



3 Balmoral Road, Cleethorpes, North East Lincolnshire, DN35 9ND
£180,000

Key Features:

- Three Bedroom Semi Detached Property
- Popular Area Of Cleethorpes
- Kitchen Diner, Lounge & Conservatory
- Shower Room
- Private Rear Garden

Situated just off Davenport Drive, a three bedroom semi detached home ideally placed for local amenities, primary and secondary schools, and a short distance into Cleethorpes town centre.

Well presented, the accommodation offers; entrance hall, lounge, kitchen diner, a large conservatory, three bedrooms and a shower room. Spacious block paved driveway, and a private enclosed rear garden.



ENTRANCE HALL

Accessed via a modern composite front entrance door.
With staircase to the first floor.

LOUNGE

12'8" x 12'5" (3.88 x 3.80)

With a front aspect window.

KITCHEN DINER

18'10" x 14'6" (5.75 x 4.42)

Measured at maximum width.

Comprising of modern white wall and base units,
worktops incorporating a stainless steel sink,
freestanding cooker and space for a fridge/freezer,
Pantry/understairs cupboard. Rear aspect windows.
Access to:-

CONSERVATORY

18'2" x 9'6" (5.56 x 2.92)

Additional living space with access to both front and
rear of the property.

FIRST FLOOR LANDING

With access to the loft, and a side aspect window.

BEDROOM 1

12'9" x 9'3" (3.91 x 2.84)

To front aspect, featuring a full wall of bespoke built-in
wardrobes with tv recess.

BEDROOM 2

11'3" x 9'6" (3.43 x 2.90)

To rear aspect, with fitted wardrobes.

BEDROOM 3

10'7" x 7'6" (3.23 x 2.30)

To front aspect, with a fitted storage cupboard over
stairs bulkhead.

SHOWER/WET ROOM

7'4" x 5'9" (2.26 x 1.76)

Fitted with a wc, wash basin and electric shower. Fully
tiled walls and non slip flooring.

OUTSIDE

The property is approached by a spacious block paved
driveway and lawned front garden. To the rear is an
enclosed private garden, with shed.

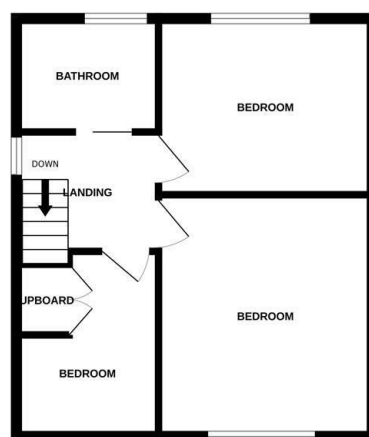
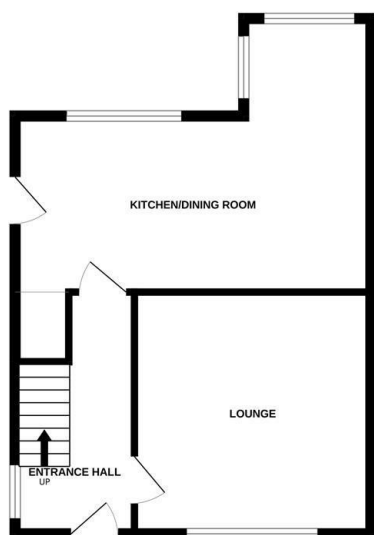
TENURE

Freehold

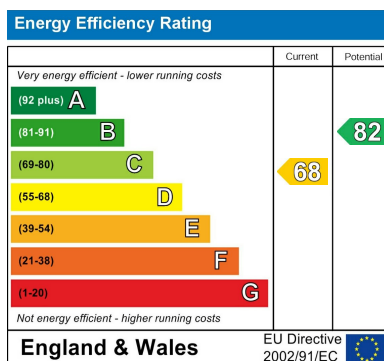
COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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