



**109 Chichester Road, Cleethorpes, North East Lincolnshire, DN35 0JA**  
**£260,000**



### Key Features:

- Three Bedroom Semi Detached Home
- Prime Cleethorpes Location
- Short Walking Distance Of The Seafront
- Spacious Open Plan Kitchen/Dining Room
- Generous South Facing Rear Garden
- Driveway Parking & Integral Garage

A well presented three bedroom semi detached home located in this ever popular residential area of Cleethorpes. An ideal opportunity for families, the property is situated within close proximity of Signhills Academy, local parks and amenities, and just a short walk from the seafront.

The accommodation offers; entrance hall, lounge, spacious open plan kitchen/dining room, and to the first floor are three bedrooms and a modern shower room. Driveway parking, integral garage, and generous south facing rear garden. Viewing Highly Recommended.





### ENTRANCE HALL

12'5" x 6'3" (3.79 x 1.91)

Accessed via a uPVC entrance door. With tiled floor, and staircase to the first floor.

### LOUNGE

13'4" x 12'0" (4.08 x 3.67)

Measured into bay.

To front aspect with half bay window, and oak effect laminate flooring.

### KITCHEN DINING ROOM

18'9" x 12'2" (5.72 x 3.71)

A spacious full width kitchen/dining room fitted with a range of storage units and worktops incorporating a sink/drain. Integrated fridge, plumbing for a dishwasher/washing machine and space for a range cooker. Rear aspect window and access onto the rear garden.

### FIRST FLOOR LANDING

With a side aspect window, storage/airing cupboard housing the gas central heating boiler (New 2021), and access to the loft via a drop down ladder (majority boarded).

### BEDROOM 1

14'10" x 9'11" (4.54 x 3.03)

Measured into bay

To front aspect with half bay window, and fitted wardrobes.

### BEDROOM 2

11'3" x 10'10" (3.45 x 3.31)

A second double bedroom, to rear aspect.

### BEDROOM 3

9'5" x 8'5" (2.88 x 2.59)

A good sized third bedroom, to front aspect.

### SHOWER ROOM

9'10" x 5'5" (3.00 x 1.66)

Fitted with a modern suite comprising a large shower enclosure, vanity sink unit, and wc with concealed cistern. Heated towel rail. Obscure glazed window.

### OUTSIDE

Set in well maintained gardens, the property is approached over a block paved driveway with access to the integral garage, and lawned front garden.

The rear garden is an excellent feature to the property, being a generous size and completely south facing. It includes paved patio areas, immaculate lawn, and well stocked beds/borders. To the far end is a vegetable garden with sleeper edged planters, and fruit trees.

### TENURE

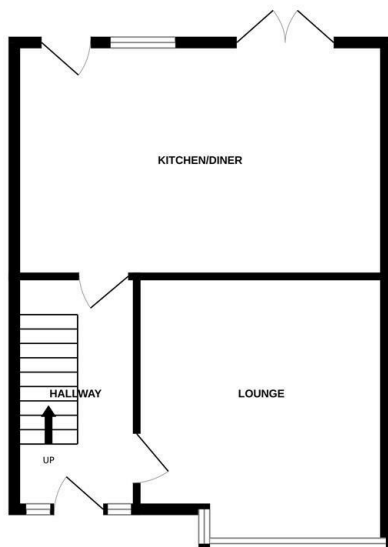
Freehold

### COUNCIL TAX BAND

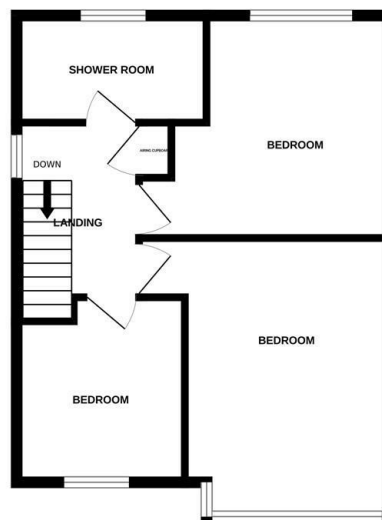
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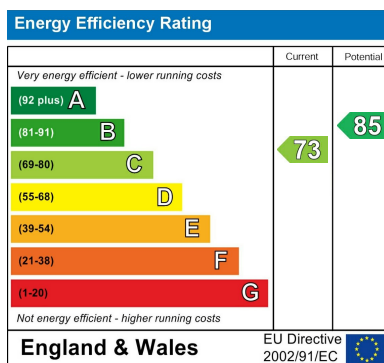
GROUND FLOOR



1ST FLOOR



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

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