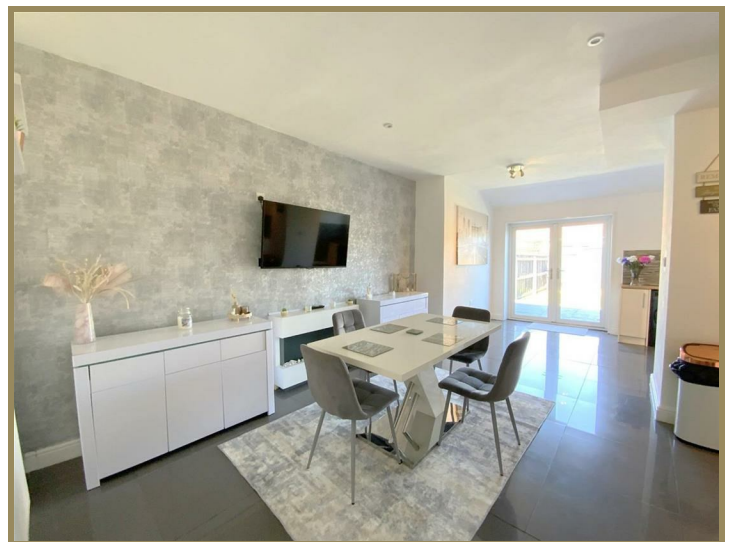




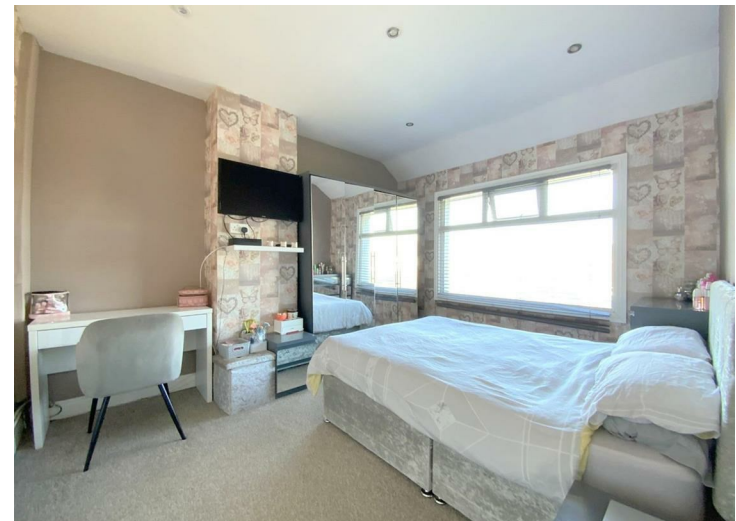
15, Warneford Road, Cleethorpes, North East Lincolnshire, DN35 7QL
£145,000

Key Features:

- Extended Mid Terrace Property
- Popular Area Close To The Seafront
- Spacious Open Plan Kitchen Diner
- Separate Front Lounge
- Three Bedrooms
- Family Bath/Shower Room
- Good Sized Rear Garden

A well presented mid terrace home located in this popular area of Cleethorpes, ideally placed for all local amenities, schools, and short walking distance of the seafront.

Perfect for first time buyers and growing families, the accommodation offers an extended open plan kitchen diner, a front aspect lounge, three bedrooms and a four-piece modern bathroom. Gardens to the front and rear.



ENTRANCE HALL

Accessed via a uPVC front entrance door. With feature panelled walls, tiled floor, and useful understairs recess.

LOUNGE

13'5" x 11'10" (4.09 x 3.61)

A bay fronted lounge, with fireplace incorporating an inset modern electric fire.

KITCHEN DINER

22'7" x 17'5" (6.89 x 5.32)

Fitted with a range of modern gloss units, and contrasting worktops inset with a stainless steel sink. Built-in electric oven and hob with extractor over, recessed American style fridge/freezer, plumbing for a washing machine and dryer space. Modern electric fire. Tiled floor throughout. Rear aspect window, and French doors opening onto the garden.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

12'2" x 10'6" (3.73 x 3.22)

To rear aspect.

BEDROOM 2

10'10" x 10'5" (3.32 x 3.18)

To front aspect.

BEDROOM 3

7'9" x 6'10" (2.38 x 2.10)

To front aspect.

BATHROOM

7'11" x 6'4" (2.42 x 1.94)

Fitted with a whirlpool bath, shower enclosure, vanity sink unit, and wc. Heated towel rail. Obscure glazed window.

OUTSIDE

The property is approached by a low maintenance paved front garden. The rear garden has a full width decking area, lawn, and paved patio with shed. Gated access to the rear passageway.

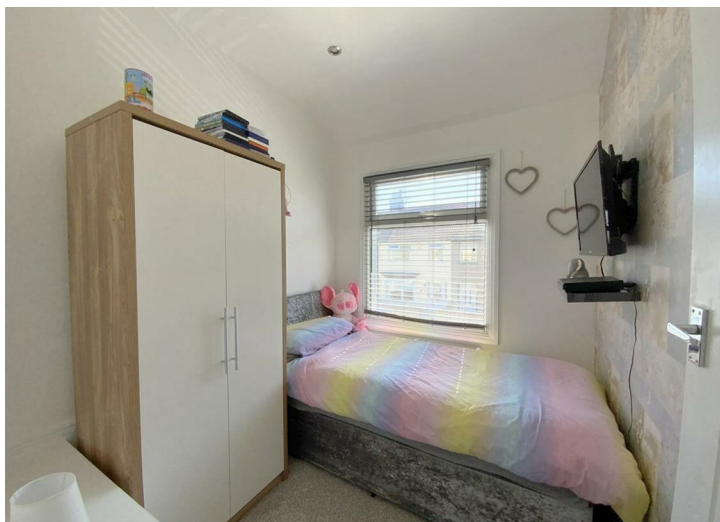
TENURE

LEASEHOLD - 899 YEARS REMAINING

GROUND RENT £1.67 EVERY 6 MONTHS

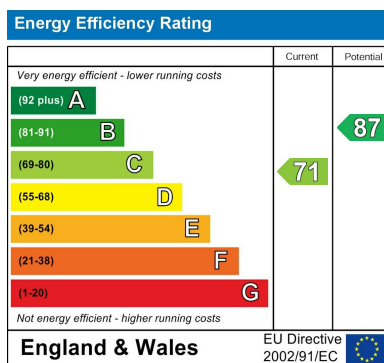
COUNCIL TAX

A





Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metaplan (2023)



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