



**2 Trinity Road, Cleethorpes, North East Lincolnshire, DN35 8UQ**  
**£185,000**



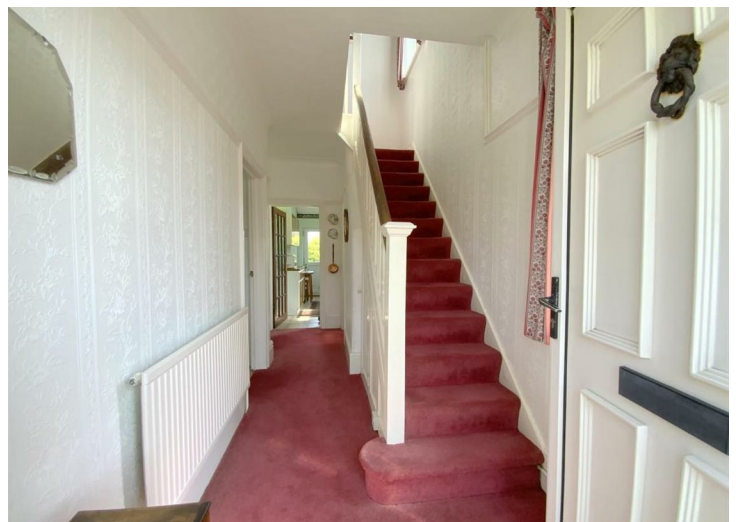
### Key Features:

- Traditional Semi Detached Property
- Refurbishment Project
- Three Bedrooms
- Two Reception Rooms
- Downstairs WC
- Off Road Parking
- Good Sized Rear Garden
- NO CHAIN

A traditional three bedroom semi detached home located in this popular and convenient residential area of Cleethorpes. Lying just off Taylor's Avenue, ideally situated for local amenities, schools, and a short walk to the seafront.

A perfect opportunity for renovation enthusiasts, the property offers excellent potential for modernisation, along with a good sized rear garden and driveway parking.

The accommodation briefly comprises; entrance hall, a bay fronted lounge, rear sitting/dining room, kitchen and a downstairs cloaks/wc. The first floor landing leads to three bedrooms and a bathroom.





### ENTRANCE HALL

Accessed via a uPVC front entrance door. With a side aspect window and understairs storage cupboard.

### CLOAKROOM

5'8" x 3'4" (1.73 x 1.03)

Fitted with a wc and hand basin. Wall mounted gas central heating boiler.

### LOUNGE

13'3" x 11'10" (4.05 x 3.61)

Measured into bay.

With a bay window to front aspect, and wall mounted gas fire.

### DINING ROOM

15'9" x 10'7" (4.81 x 3.25)

Overlooking the rear garden, with fireplace incorporating a coal effect gas fire.

### KITCHEN

12'10" x 6'11" (3.92 x 2.12)

Comprising of wall and base units, plumbing for a washing machine and space for further appliances. Side aspect window, and access to the rear garden.

### FIRST FLOOR LANDING

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

### BEDROOM 1

12'9" x 10'7" (3.89 x 3.24)

To rear aspect, with a built-in storage/airing cupboard.

### BEDROOM 2

11'9" x 10'3" (3.60 x 3.13)

A second double bedroom, to front aspect.

### BEDROOM 3

8'10" x 7'0" (2.71 x 2.15)

To rear aspect.

### BATHROOM

7'0" x 5'8" (2.15 x 1.73)

Fitted with a pedestal basin, wc, and panelled bath with overhead shower.

### OUTSIDE

The property stands in mainly lawned gardens with driveway.

### TENURE

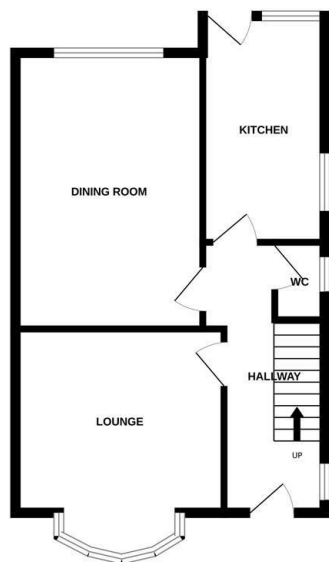
FREEHOLD

### COUNCIL TAX BANDS

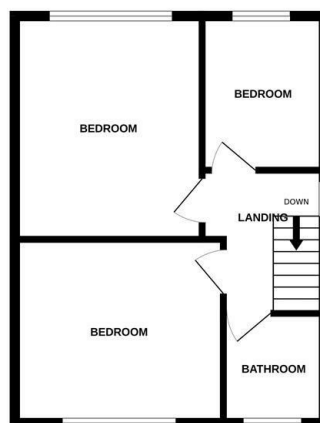
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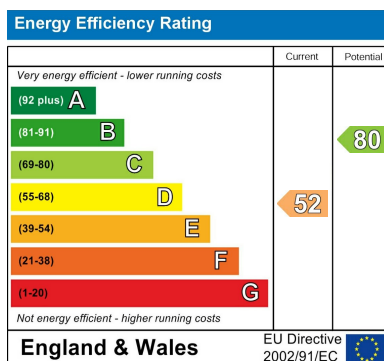
GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (83.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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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