



Woodsley Avenue, Cleethorpes, DN35 8TU

FOR SALE - £149,950

Canters

Chartered Surveyors

A bay fronted **THREE BEDROOM SEMI-DETACHED HOUSE** found at the head of a cul-de-sac in this well regarded and much sought after residential area. The accommodation, which benefits from Upvc double glazed windows and a gas fired central heating system, briefly comprises; Hallway, Sitting Room, Dining Room and Kitchen to the ground floor. To the first floor are Three Bedrooms & a Shower Room.

The property also has off road parking to the front and an enclosed rear garden. Woodsley Avenue is found off Sherburn Street and is conveniently positioned for many local amenities and facilities including Medical Centre, Haverstoe Park and not far from Signhills Academy, Cleethorpes Cricket Club, local shops together with restaurants, public houses and many coastal attractions.

Hallway	Having a Upvc part double glazed entrance door, picture rail & coving to the ceiling. Window to side aspect, understairs cupboard, a Upvc double glazed door leads out to the rear garden.
Sitting Room	3.51m plus bay x 3.50m With brick fireplace and TV stand. Wall lights, coving to the ceiling and a walk in bay window to the front aspect.
Dining Room	4.36m max x 3.24m max With feature fireplace having tiled hearth and back and a window overlooking the rear garden.
Kitchen	3.39m x 1.93m With a range of fitted wall cupboards and base units and with a separate breakfast bar, contrasting worktops, and an inset double drainer stainless steel sink unit with mixer tap over. Built in oven, four ring electric hob with stainless steel chimney style extractor hood over. Integrated fridge/freezer and space for a washing machine. Wall mounted central heating boiler, tiled splashback and tiling to the floor. A window overlooks the rear garden.
Landing	With window to side aspect.
Bedroom 1	3.52m max x 3.22m max With built in mirror fronted wardrobe and window to front aspect.
Bedroom 2	3.49m x 2.90m With window overlooking the rear garden.
Bedroom 3	2.63m x 1.96m With window to front aspect.
Shower Room	With suite comprising; vanity style wash hand basin with mixer tap over, WC and corner shower. Wall mounted chrome towel rail and tiling to both the walls and floor.
Outside	The front has hedged and brick boundaries and is laid to concrete providing off road parking. The fenced rear garden is laid partly to lawn with patio area, block paved pathway and a mature tree.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'B'

NB: This can be reviewed by the Local Authority.

EPC Rating: D (62)

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 02/04/2024

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Dining Room



Dining Room



Kitchen



Kitchen



Bedroom 1

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ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 2



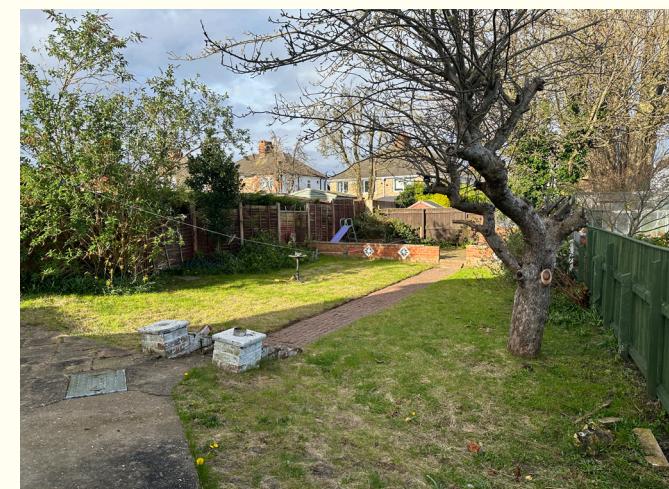
Bedroom 3



Shower Room



Rear Garden



Rear Garden

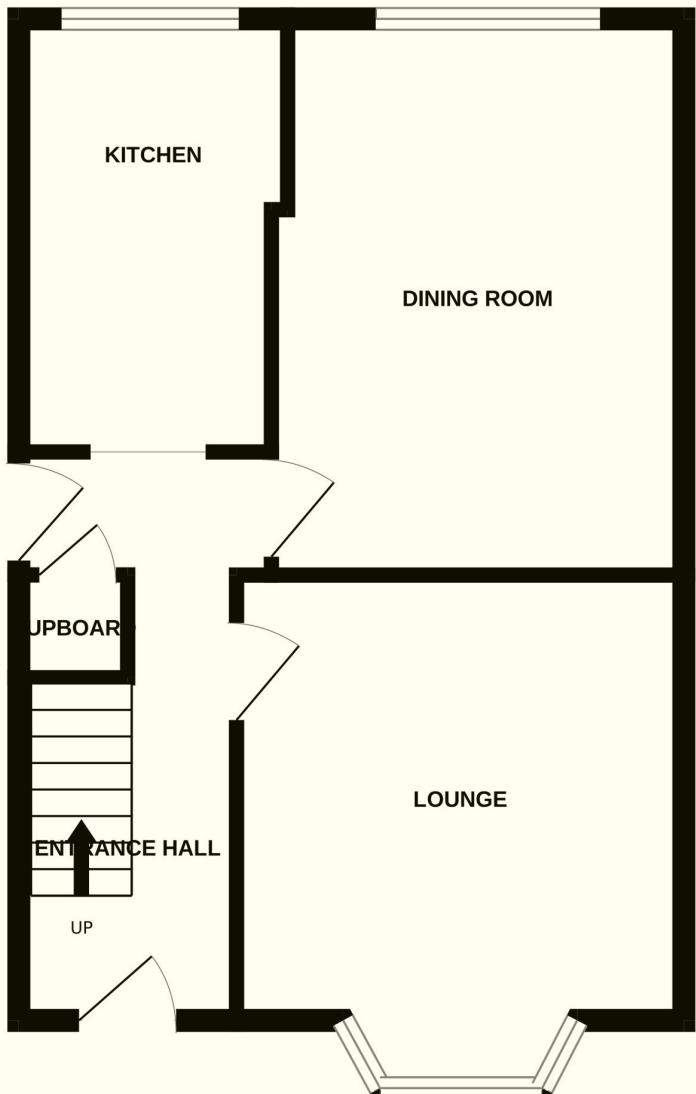
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GROUND FLOOR



FIRST FLOOR

