



367 BRERETON AVENUE CLEETHORPES, DN35 7UU

£180,000
FREEHOLD

This charming three-bedroom semi-detached home is situated in a sought-after area of Cleethorpes, just a short walk from the seafront and close to well-regarded schools. Featuring traditional details throughout, the property boasts spacious reception rooms perfect for family living. A modern shower room and a well-equipped kitchen enhance the home's appeal. The driveway, which has been block-paved, leads to a detached garage, offering ample parking and additional storage space. Ideal for those seeking a blend of classic features with modern conveniences in a prime location.



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ENTRANCE HALLWAY

As you enter through the front door you are met with a bright and light hallway with doors to the lounge and living dining room and down stairs W.C, stairs lead to the first floor

LOUNGE

This beautiful lounge benefits from a traditional style bay window which allows lots of light and coving which adds character, a central gas fire suite creates a focal point and alcoves create spaces for furniture

LIVING/DINING ROOM

This large dining living room opens into the sunroom and has an archway into the kitchen area with ample space for both seating and a large dining table.

KITCHEN

located via an archway from the living/dining room this modern gloss kitchen benefits from integrated appliances such as washing machine, tumble dryer, fridge freezer, double ovens and hob with extractor over, there is also space and plumbing for a dishwasher, a side window & rear window provide light and a lovely outlook

SUNROOM

Located off the living/dining room this sunroom overlooks the garden and is the perfect place for seating

DOWNSTAIRS W.C

located off the hallway with low flush W.C hand wash basin and towel radiator

FIRST FLOOR HALLWAY

with doors to all principle rooms, side window and access to the fully boarded loft

BEDROOM ONE

A front facing bedroom with large window overlooking

the front with space for super king sized bed plus bedroom furniture

BEDROOM TWO

A rear facing room overlooking the rear garden with space for a super king sized bed plus bedroom furniture

BEDROOM THREE

A rear facing single room with space for bedroom furniture

SHOWER ROOM

This modern shower room comprises walk in double shower with mains powered shower attachments, low flush W.C and hand wash basin, obscured window to the front aspect and full mermaid boarding to all walls.

EXTERNALLY

As you approach the property from the front you are met with a tidy front garden with block paving edging and walls to boundaries and decorative flower beds and planters a double gateway leads to the block paved driveway which in turn leads to the detached garage.

A gate leads you into the paved rear garden which is low maintenance and walled and fenced to all boundaries, a perfect space for alfresco dining and entertaining

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1248.62 sq ft

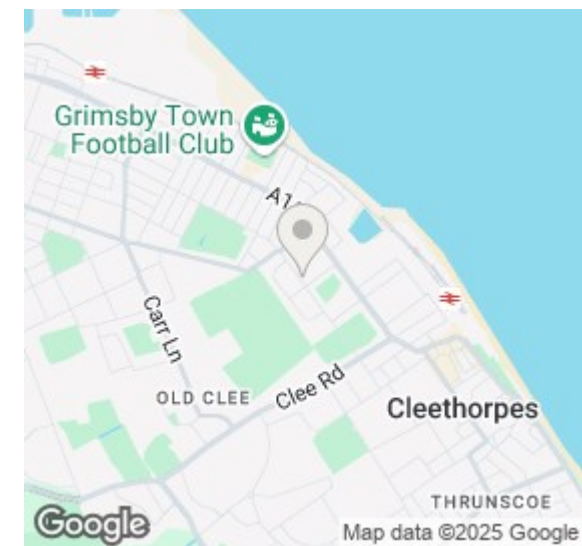
Tenure – Freehold





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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

78

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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