



22 William Street Cleethorpes, Lincolnshire DN35 8PP

Situated close to Mill Road ideally placed for easy access into Cleethorpes town centre and Sea front is this attractive TWO BEDROOM END TERRACE HOUSE. The well presented accommodation comprises :- lounge, dining room, kitchen, two double bedrooms and spacious first floor bathroom. Attractive rear garden with workshop to the rear. Gas central heating system and double glazing. Early viewing is highly recommended offered with NO FORWARD CHAIN. An ideal first time buy!

£125,000

- CENTRAL CLEETHORPES
- END TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- SPACIOUS FIRST FLOOR BATHROOM
- LOUNGE
- DINING ROOM
- ATTRACTIVE KITCHEN
- WORK SHOP TO THE REAR
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

LOUNGE

11'10" x 10'11" (3.63m x 3.35m)

Approached via a double glazed entrance door into the lounge. Featuring an attractive slate fire surround with tiled inset. Double glazed window to the front, radiator. Wood effect flooring.



LOUNGE

Additional photo



INNER LOBBY

Under stair storage cupboard.

DINING ROOM

10'11" x 11'5" (3.35m x 3.48)

Feature fireplace with electric stove style fire. Double glazed window to the rear. Radiator. Staircase to the first floor landing. Open plan through to the kitchen.



DINING ROOM

Additional photo



KITCHEN

11'11" x 7'0" (3.65m x 2.15m)

Fitted with an attractive range wall and base units in a cream finish with contrasting work surface in wood finish incorporating the one and a half ceramic sink unit. Built in appliances include the oven and microwave, 5 ring gas hob with extractor unit over, integrated fridge and freezer, dishwasher and plumbing for washing machine. Tiled flooring. Double glazed window to the side. Double glazed door with glazed panels either side to the rear giving access to the rear garden.



KITCHEN

Additional photo



FIRST FLOOR

LANDING

BEDROOM 1

11'9" x 11'2" (3.60m x 3.41m)

Double glazed window to the front, radiator. Built in cupboard having access to the loft space within. Coving to the ceiling. Fitted wardrobes.



BEDROOM 1

Additional photo



BEDROOM 2

11'7" x 7'2" (3.54m x 2.19m)

Double glazed window to the rear, radiator.



BATHROOM

11'7" x 7'2" (3.54m x 2.19m)

This spacious bathroom fitted with glass shower cubicle having a rainfall style shower. Bath with side panel in a fashionable grey finish, wash hand basin and low flush w/c inset into dedicated vanity unit. Tiled splash backs. wall mounted gas central heating boiler. Period style radiator. Double glazed window to the rear.



OUTSIDE



REAR GARDEN

An attractive rear garden with paved patio area ideal for outside entertaining. Artificial grassed area with planted borders either side having plants, shrubs and trees. Bounties are walled and fenced.



WORKSHOP

Courtesy door to the side accessed from the rear garden. Window to the side. Power and lighting. Up and over door allowing access from Edward Street. NO VEHICULAR ACCESS



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

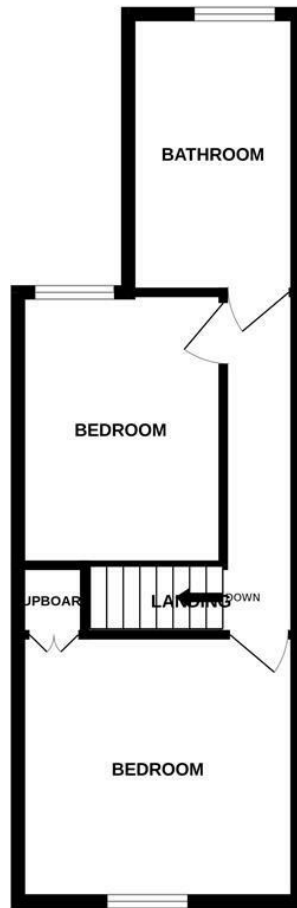
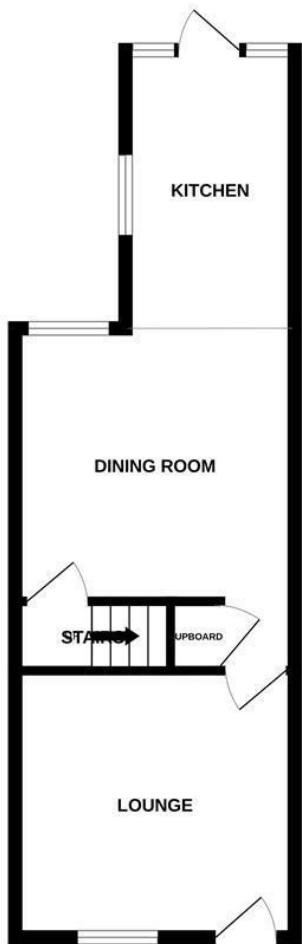
Council Tax Band A

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.