



40 Albert Road Cleethorpes, N E Lincs DN35 8LX

Welcome to this charming three-storey terraced townhouse located on Albert Road in Cleethorpes ideal for AirB&B (subject to the necessary permissions). This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family, with four bedrooms and two bathrooms on the first and second floors.

Situated close to the beach and local shops, this house offers the ideal blend of seaside living and convenience. The property features gas central heating and double glazing.

The manageable gardens are maintenance free with this property is being sold with no forward chain.

Open To Offers £189,950

- ATTRACTIVE SEASIDE PROPERTY
- TWO RECEPTION ROOMS
- KITCHEN
- FOUR BEDROOMS
- BATHROOM & SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- MANAGEABLE FRONT AND REAR GARDENS
- CLOSE TO SEAFRONT AND SHOOPS
- NO CHAIN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

Fire doors have been fitted to the lounge, dining room and kitchen.

ENTRANCE HALL

Approached via a composite entrance door. Laminate flooring. Radiator. Coving to ceiling



LOUNGE (FRONT)

14'6" x 10'6" (4.42 x 3.22)

Having a double glazed window to the front elevation, coving to ceiling, laminate flooring and radiator., The focal point of this room is the wooden fire surround with a black tiled hearth.



DINING ROOM

14'0" x 10'9" (4.27 x 3.30)

This room has one exposed brick wall plus a matching brick chimney breast wall and fire surround which is inset with an electric fire. Double glazed fire. Radiator.



KITCHEN

12'9" x 8'4" (3.89 x 2.56)

Fitted with a range of white base and wall cupboards having dark work surfaces inset with a matching resin sink together with red tiled splash backs above. The electric cooker and gas hob are not connected. Double glazed windows and door. Wall mounted gas fired boiler. Vinyl flooring.



FIRST FLOOR

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L SHAPED LANDING

Most of the doors are fitted with fire doors. Staircase leads up to the second floor.

BEDROOM 1 (FRONT)

8'7" x 14'0" (2.62 x 4.27)

Two double glazed windows to the front elevation, laminate flooring and useful fitted double storage cupboard. Fitted sink. Radiator.



BEDROOM 1

Additional photo

BEDROOM 2 (REAR)

10'10" x 10'11" (3.31 x 3.33)

Fitted sink unit, double glazed, radiator and laminate flooring.



BATHROOM/WC

8'7" x 5'4" (2.62 x 1.64)

Having a suite in white comprising a panelled bath, a pedestal wash hand basin and a low flush wc. White tiled splash backs having a striking border. Radiator. Double glazed window. Vinyl flooring.



SHOWER ROOM/WC

5'3" x 8'9" (1.62 x 2.69)

Fitted with a shower cubicle having a glass fronted screen, a pedestal wash hand basin and a low flush wc. Heated towel rail. Double glazed window. Vinyl flooring.



SECOND FLOOR

SMALL LANDING

BEDROOM 3

12'11" x 11'11" (3.96 x 3.64)

Laminate flooring, double glazed window and Velux window. Radiator. Double storage cupboard.



BEDROOM 4

9'1" x 13'1" (2.77 x 4)

Velux window. Storage cupboard. Laminate flooring. Radiator.



OUTSIDE

THE GARDENS

The property stands in manageable front and rear gardens, the rear garden has rear pedestrian access.



TENURE - FREEHOLD

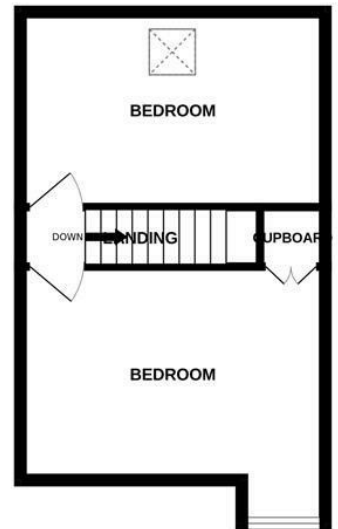
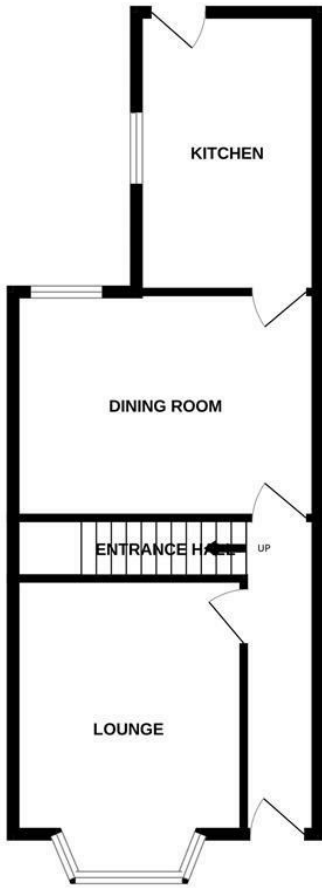
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

As the property is at present registered as a commercial property the council tax band has not been allocated.

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		
(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	
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.