



## 6 Parris Place Cleethorpes, DN35 7XA

Situated with this cul de sac position off Robson Road is this THREE BEDROOM SEMI DETACHED HOUSE ideally placed for local amenities and a short commute to Cleethorpes town centre and Sea Front. The accommodation requires a scheme of modernisation and comprises :- entrance hall, lounge, dining room, kitchen, three bedrooms and wet room. Gas central heating system and double glazing (except rear door). Driveway providing OFF STREET PARKING and rear garden enjoying a SOUTH WESTERLY aspect. Offered with NO FORWARD CHAIN early viewing is recommended.

**£130,000**

- TRADITIONAL SEMI DETACHED HOUSE
- NO FORWARD CHAIN
- LOUNGE
- DINING ROOM
- KITCHEN
- THREE BEDROOMS
- WET ROOM
- DRIVEWAY
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING (EXCEPT REAR DOOR)



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a double glazed entrance door leads into the hall. Staircase to the first floor with useful under stair cupboard. Radiator.

#### DINING ROOM

10'11" (13'3") x 11'2" (3.34m (4.05m) x 3.41m)

Double glazed bay window to the front. Radiator. Wood flooring.



#### DINING ROOM

Additional photo



#### LOUNGE

12'11" x 10'7" (3.94m x 3.23m)

Double glazed window to the rear, radiator.



#### LOUNGE

Additional photo





## KITCHEN

14'11" x 6'0" (7'10") (4.55m x 1.83m (2.39m))

Fitted with a range of wall and base units with contrasting work surface incorporating the stainless steel sink unit with hot and cold taps. Double glazed windows to the side. Gas central heating boiler. Electric cooker point and plumbing for a washing machine. Under stair / pantry cupboard. Two double windows to the side. Part glazed door to the side gives access to the rear garden.



## KITCHEN

Additional photo



## WET ROOM

7'8" x 6'5" (2.36m x 1.96m)

Being fully tiled with electric shower, drain away flooring. Wall mounted wash hand basin and low flush w/c. Double glazed window to the rear, radiator.



## FIRST FLOOR

## LANDING

Double glazed window to the side.



**BEDROOM 1**

10'10" x 13'6" x 11'2" (3.32m x 4.14m) x 3.42m)

Double glazed bay window to the front, radiator. Picture rail.



**BEDROOM 1**

Additional photo



**BEDROOM 2**

12'11" x 9'8" (3.94m x 2.96m)

Double glazed window to the rear, radiator. Picture rail. Fitted storage cupboard.



**BEDROOM 3**

9'3" x 7'0" (2.84m x 2.14m)

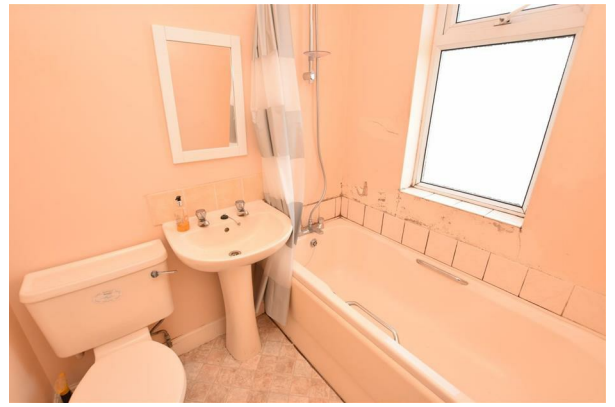
Double glazed window to the rear, radiator. Access to the loft space.



## BATHROOM

5'9" x 5'9" (1.77m x 1.77m)

Fitted with a suite with panelled bath having shower mixer tap. Wash hand basin and low flush w/c. Ceramic tiled splash backs. Double glazed window to the front. Radiator.



## OUTSIDE



## GARDENS

The front garden stands behind a brick wall being grassed with driveway providing off street parking. The rear garden has been grassed with walled / fenced boundaries.



## GARDENS

Additional photo



## **GARDENS**

Additional photo



## **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

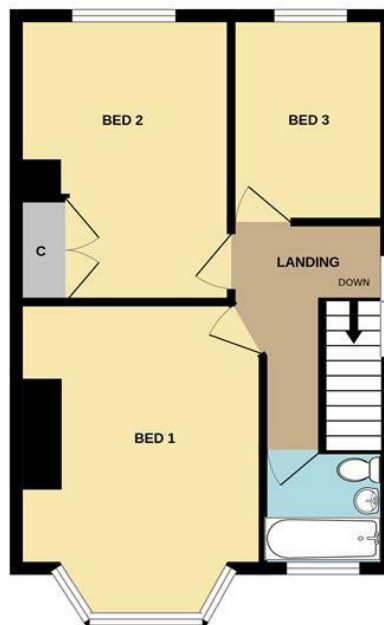
## **VIEWING ARRANGEMENTS**

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





6 PARRIS PLACE, CLEETHORPES, DN35 7XA

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			81
(69-80) C			
(55-68) D		57	
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.