



1 Beech Way Cleethorpes, North East Lincolnshire DN35 0RG

Situated in this popular position close to Taylors Avenue is this superb THREE BEDROOM END LINK HOUSE. The well presented accommodation is ready to move into and comprises :- entrance hall, lounge, dining kitchen, impressive conservatory, three bedrooms and shower room. Low maintenance rear garden with double gates could provide off street parking. Gas central heating system with NEW BOILER 2022 and double glazing. Early viewing is considered essential on this wonderful home!

£185,000

- SUPERB END LINK HOUSE
- LOUNGE
- DINING KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM (NEW BOILER 2022)
- DOUBLE GLAZING
- LOW MAINTENANCE GARDENS
- POTENTIAL OFF STREET PARKING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a composite entrance door with glazed insets leads into the hall with spelled staircase to the first floor having useful under stair cupboard, radiator with decorative cover. Two built in cupboards. Wood effect flooring. Coving to the ceiling with downlights. Part glazed double doors lead into the lounge.



ENTRANCE HALL

Additional photo



LOUNGE

10'9" (12'11" into bay) x 12'4" max (3.28m (3.95m into bay) x 3.76m max)
Featuring a living flame effect gas fire with white surround, marble effect back and hearth. Built in cupboard. Double glazed bay window to the front. Coving to the ceiling, wall light points. Radiator.



LOUNGE

Additional photo



DINING KITCHEN

15'5" x 9'3" (4.71m x 2.83m)

Fitted with a range of wall and base units in an oak finish with glazed display units and display shelving. Contrasting worksurface incorporating the one and a half bowl stainless steel sink unit with mixer tap, ceramic tiled splash backs. Built in electric oven and gas hob having extractor unit over. Plumbing for a washing machine. Space for a fridge freezer. Tiled flooring. Radiator. Walk in pantry cupboard housing the gas central heating boiler installed November 2022. Double glazed bay window to the rear. Double glazed door to the rear gives access to the conservatory



DINING KITCHEN

Additional photo



CONSERVATORY

12'8" x 9'9" (3.88m x 2.99m)

A fabulous double glazed conservatory with striking tiled floor having under floor heating. Radiator. French doors to the rear give access to the rear garden.



CONSERVATORY

Additional photo



FIRST FLOOR

LANDING

Coving to the ceiling with downlights, access to the loft space with pull down ladders. Spelled balustrade. Double glazed window to the side. Built in double cupboard.



LANDING

Additional photo



BEDROOM 1

10'8" (13'1" into bay) x 9'5" (3.27m (4.01m into bay) x 2.88m)

Double glazed bay window to the front. Downlights to the ceiling. Radiator.



BEDROOM 1

Additional photo



BEDROOM 2

10'5" x 9'4" (3.19m x 2.87m)

Fitted with a range of wardrobes having sliding doors with downlights. Double glazed window to the rear. Downlights to the ceiling. Radiator.



BEDROOM 2

Additional photo



BEDROOM 3

10'5" x 9'4" (3.19m x 2.87m)

Built in cupboard / wardrobe. Double glazed window to the front, radiator.

SHOWER ROOM

7'5" x 4'10" (2.28m x 1.48m)

Fitted with a walk in fully tiled shower cubicle with sliding glass doors and mains supply shower. Pedestal wash hand basin and low flush w/c. Paneling to dado height. Towel radiator. Paneling to the ceiling with down lights.



OUTSIDE



GARDENS

The front garden is graveled with ornamental plants, shrubs and trees. Fencing to the side. The low maintenance rear garden enjoys a SOUTHERLY ASPECT being block paved. Double timber gates to the side allow access from Oak Way which could provide off street parking. Boundaries are walled and fenced.



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

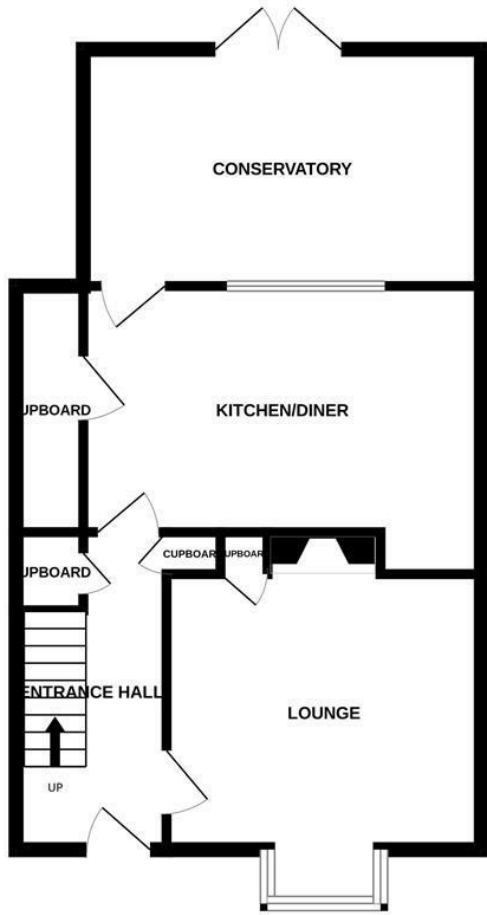
VIEWING ARRANGEMENTS

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

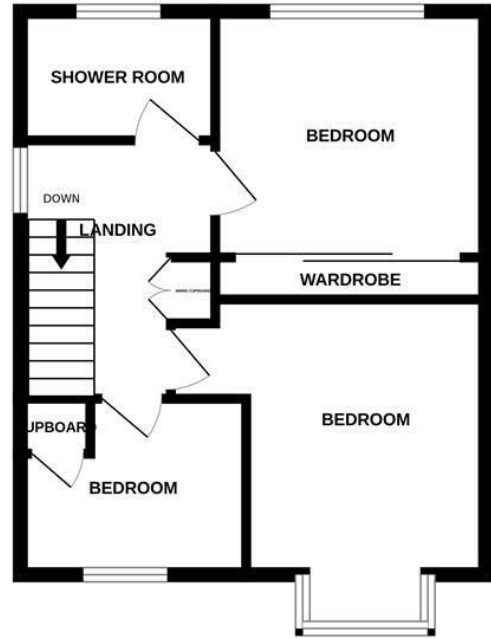
OPENING TIMES

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

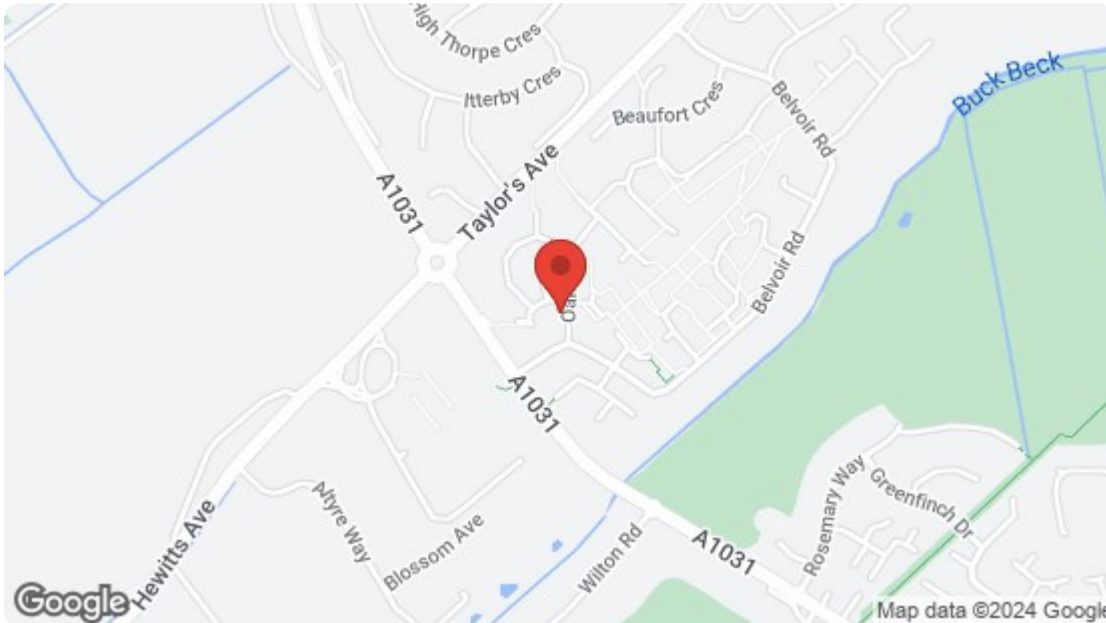
GROUND FLOOR



1ST FLOOR



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			87
(81-91) B		74	
(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.