



## 39 Edward Street Cleethorpes, North East Lincolnshire DN35 8PS

Located within easy access of St Peter's Avenue with all of its excellent shopping and the beach, is this deceptively spacious THREE BEDROOM END TERRACE HOUSE. Ideal for investment or first time buyers and being sold with no forward forward chain this property has accommodation including: Lounge, dining room, fitted kitchen, ground floor bedroom/wc, two double bedrooms to the first floor plus a third double bedroom to the second floor. Gas central heating system. Double glazing. Small courtyard SOUTH FACING rear garden.

**£104,950**

- IDEAL FOR INVESTMENT/FIRST TIME BUYERS
- CLOSE TO BEACH & SHOPS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- G F BATHROOM/WC
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- REAR GARDEN ONLY
- NO CHAIN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### DINING ROOM

10'11" x 11'3" (3.33 x 3.44)

Approached via a uPVC entrance door into the good sized second sitting/dining room and has a double glazed window to the front elevation and radiator. The focal point of this room is the modern fire surround incorporating a coal effect gas fire and a black granite effect hearth and back.



### LOUNGE

10'11" x 12'2" (3.33 x 3.71)

Double glazed window to the rear elevation, radiator and useful understairs storage cupboard.



### KITCHEN

12'1" x 6'4" (3.70 x 1.95)

Fitted with a range of modern base units with contrasting work surfaces inset with a stainless steel sink unit with space beneath for washing machine etc. Included in the sale are the range oven. Double glazed window and door.



## KITCHEN

Additional photo



## BATHROOM/WC

5'9" x 6'7" (1.76 x 2.02)

Having a suite in white comprising a panelled bath, a pedestal wash hand basin and a low flush wc. Coving to ceiling. Tiled splash backs and tiled flooring. Obscure double glazed window.



## BATHROOM

Additional Photograph



## FIRST FLOOR

### LANDING

Split level with carpeted flooring and loft access to the ceiling.

### BEDROOM 1 (FRONT)

10'11" x 11'4" (3.35 x 3.47)

Double glazed window, carpeted flooring and radiator.



### **BEDROOM 2 (REAR)**

10'11" x 9'8" (3.34 x 2.97)

Double glazed window, radiator and a large walk in wardrobe cupboard. Wall mounted boiler in large cupboard.



### **SMALL LANDING**

With staircase leading up the:-

### **BEDROOM 3**

11'0" x 13'10" (3.36 x 4.22)

This third double bedroom has a double glazed window to the front elevation, radiator and a large storage cupboard. Access to loft space.



### **OUTSIDE**

#### **REAR GARDEN**

The property has a rear courtyard garden only which is SOUTH FACING which has a rear secure 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**

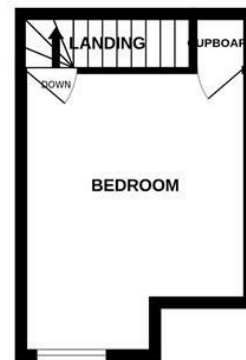
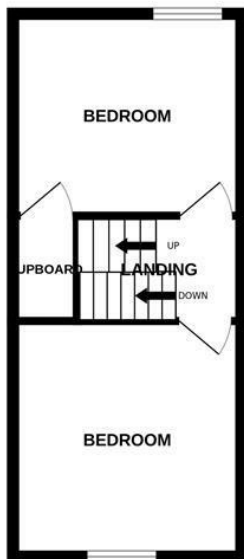
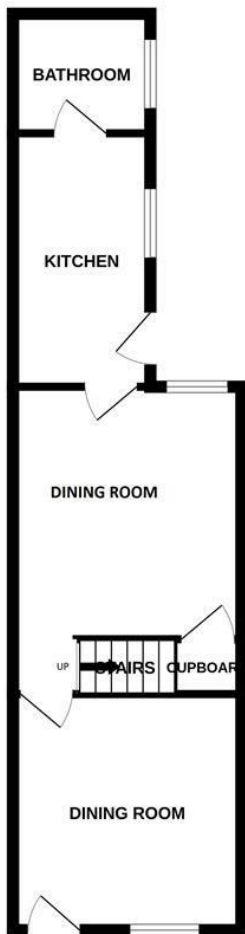
Council Tax Band A

### **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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.