



23 Thornton Crescent Cleethorpes, North East Lincolnshire DN35 9BD

Situated just off Trinity Road ideally placed for local amenities including shops and schools, a short commute into Cleethorpes town centre and Seafront is this THREE BEDROOM semi detached house with DRIVEWAY. The fashionably presented accommodation comprises :- entrance hall, lounge, dining kitchen, utility room and covered passageway, three bedrooms and bathroom. Front and rear gardens. Gas central heating system and double glazing. Viewing is recommended.

£170,000

- POPULAR POSITION
- SEMI DETACHED HOUSE
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- BATHROOM
- GOOD SIZED REAR GARDEN
- DRIVEWAY
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed entrance door into the hallway with spelled staircase to the first floor. Tiled flooring. Radiator. Meter cupboard. Double glazed window to the side. Coving to ceiling. Radiator.

LOUNGE

12'11" x 12'5" (3.94m x 3.80m)

Featuring a gas fire with beech style surround, granite style back and hearth. Double glazed window to the front. Radiator.



LOUNGE

Additional photo



DINING KITCHEN

18'10" x 9'3" (5.76m x 2.82m)

Fitted with a range of wall and base unit in cream finish, contrasting work surface incorporating the one and a half bowl stainless steel sink unit with mixer tap. Tiled splash backs. Tiled flooring. Built in oven and gas hob with extractor unit over. Double glazed window to the rear, double glazed French doors to the rear give access to the rear garden. Radiator. Down lights to the ceiling. Radiator. Glazed paneled door to the side gives access to the covered passageway,



DINING KITCHEN



COVERED PASSAGEWAY

Useful storage area with doors either end giving access to the front and rear gardens. Built in cupboard.

UTILITY

7'7" x 5'8" (2.32m x 1.74m)

Plumbing for a washing machine. Gas central heating boiler. Window to the rear.

FIRST FLOOR

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LANDING

Double glazed window to the side. Fitted storage / linen cupboard. Down lights and coving to the ceiling with access to the loft space.

BEDROOM 1

12'10" x 11'1" (3.92m x 3.40)

Double glazed window to the front, radiator.



BEDROOM 1

Additional photo



BEDROOM 2

11'1" x 9'4" (3.40m x 2.86m)

Double glazed window to the rear, radiator.



BEDROOM 3

9'9" (7'0") x 7'7" (4'7") (2.99m (2.14m) x 2.32m (1.41m))

The stairwell bulkhead provides a display plinth, Built in storage cupboard. Double glazed window to the front, radiator.



BEDROOM 3

Additional photo



BATHROOM

7'6" x 5'5" (2.29m x 1.67m)

Fitted with a white suite comprising of shower bath with glass screen and shower mixer tap, pedestal wash hand basin and low flush w/c. Fully tiled walls with border detail. Tiled floor. Double glazed windows to the side and rear, Tall radiator. Down lights to the ceiling.



OUTSIDE



GARDENS

The front garden is screened from the road by established hedging, having a lawned area with driveway to the side providing off street parking. The rear garden has a generous patio area accessed from the dining kitchen ideal for family living and entertaining. A lawned area with graveled beds. Garden shed. Boundaries are 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

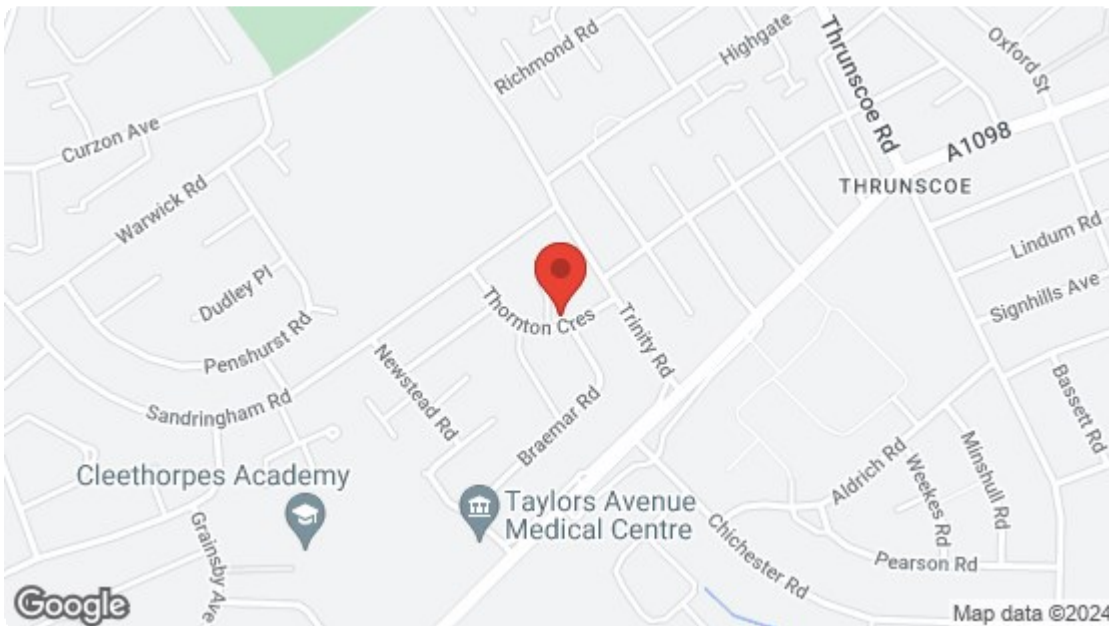
Council Tax Band B

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(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.