



51 Ashby Road Cleethorpes, North East Lincolnshire DN35 9PH

Situated within this popular position off Middlethorpe Road is this THREE BEDROOM SEMI DETACHED HOUSE ideally placed for local amenities including shops and schools, a short commute to Cleethorpes town centre and Sea Front. The well presented accommodation comprises :- entrance hall, spacious lounge, new fitted kitchen (March 2024), dining room, ground floor bathroom and three bedrooms. Driveway providing ample off street parking leading to the GARAGE. Gas central heating system and double glazing. A wonderful home well worthy of viewing.

£199,950

- LOVELY SEMI DETACHED HOUSE
- NEW KITCHEN MARCH 2024
- SPACIOUS LOUNGE
- DINING ROOM
- GROUND FLOOR BATHROOM
- THREE BEDROOMS
- DRIVE AND GARAGE
- GARDENS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed side entrance door leading into the hall. Laminate flooring. Staircase to the first floor. Double glazed window to the front.

LOUNGE

15'11" x 12'10" (4.87m x 3.93m)

Featuring a painted brick style fireplace with mantel and tv / display plinths in a polished wood finish, electric fire. Double glazed windows to the front and side. Radiator. Coving to the ceiling.



LOUNGE

Additional photo



KITCHEN

9'10" x 9'1" (3.01m x 2.78m)

Newly fitted kitchen March 2024 offering a modern range of wall and base units with marble effect work surface and upstands. Franke one and half bowl sink with mixer tap. Built in oven and hob with extractor unit over. Plumbing for a washing machine. Under stair cupboard. Down lights to the ceiling. Wood effect flooring. Open plan through to the dining room.



KITCHEN

Additional photo



DINING ROOM

8'9" x 9'4" (2.69m x 2.86m)

Double glazed windows top the side and rear. Decorative dado rail and coving to the ceiling. Radiator. Double glazed door to the side.



DINING ROOM

Additional photo



GROUND FLOOR BATHROOM

6'1" x 5'4" (1.87m x 1.64m)

Fitted with a modern white suite comprising of bath with mains supply shower over and folding glass screen, wash hand basin inset into dedicated vanity unit and low flush w/c. Fully tiled walls. Towel radiator. Double glazed window to the rear.



FIRST FLOOR

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LANDING

Access to the loft space. Radiator.

BEDROOM 1

11'8" (13'6") x 9'1" (3.58m (4.14m) x 2.79m)

Built in wardrobes / storage cupboard. Double glazed window to the front, radiator. Coving to the ceiling.



BEDROOM 1

Additional photo



BEDROOM 2

14'8" x 7'10" (4.49m x 2.39m)

The stairwell bulk head occupies part of the floor space and provides a display area. Double glazed windows to the side and rear. Radiator. Coving to the ceiling.



BEDROOM 2

Additional photo



BEDROOM 3

7'9" x 7'9" (2.364m x 2.37m)

Fitted wardrobe and wall mounted over bed storage units. Double glazed window to the rear. Coving to the ceiling. Radiator.



BEDROOM 3

Additional photo

OUTSIDE



GARDENS

The front garden stands behind a wall being lawned with well stocked border bed. A block paved driveway provides ample off street parking with fencing to the side. Double timber gates lead to the remainder of drive and GARAGE. The rear garden has a block paved seating area. Decorative dividing wall with steps up to the gravelled garden with stepping stone style slabs, Planted bed with ornamental plants and shrubs. Boundaries are fenced. Summerhouse.



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

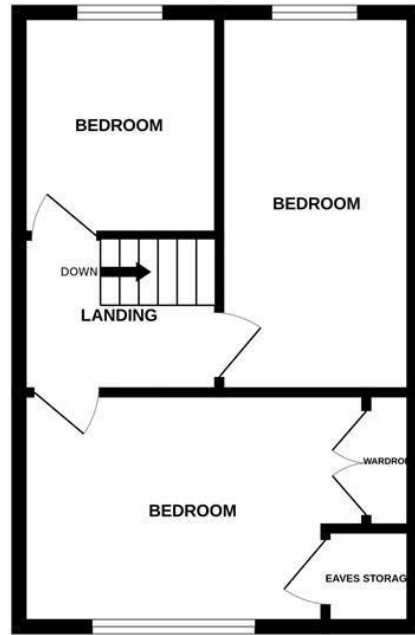
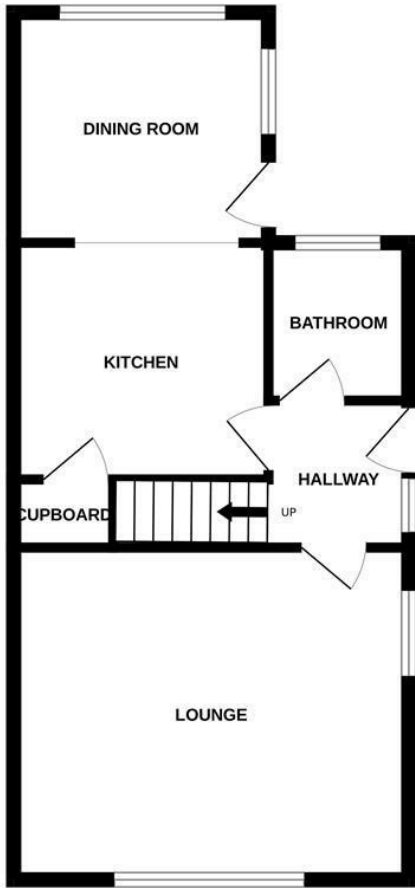
Council Tax Band B

VIEWING ARRANGEMENTS

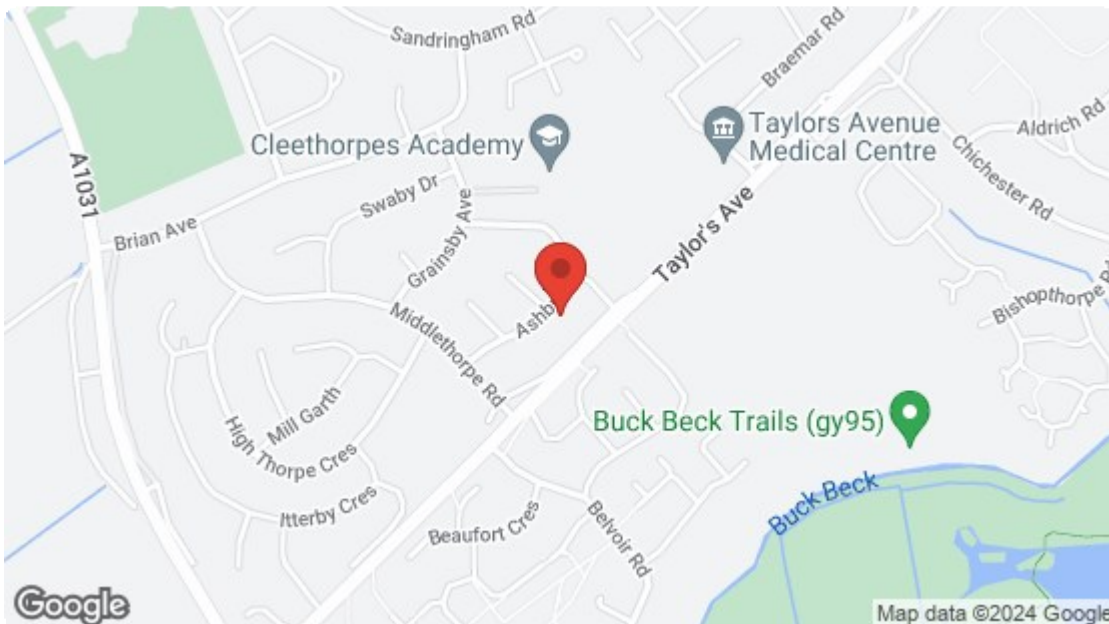
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(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.