



24 Pine Walk Cleethorpes, North East Lincolnshire DN35 8BP

Situated on this popular modern development built in 2014 by Snape Builders directly Highgate being ideally placed for easy access to Cleethorpes town centre and Sea Front is this THREE BEDROOM SEMI DETACHED HOUSE with driveway providing off street parking. The smartly presented accommodation comprises :- entrance hall, cloakroom, lounge, dining kitchen, three bedrooms and bathroom. The rear garden enjoying a good degree of privacy and a WESTERLY FACING aspect. Gas central heating system, double glazing and security alarm system. Early viewing is highly recommended.

£199,950

- MODERN THREE BEDROOM SEMI HOUSE
- LOUNGE
- DINING KITCHEN
- CLOAKROOM
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DRIVEWAY
- EARLY VIEWING RECOMMENDED



MEASUREMENTS

All measurements are approximate.

ACCOMODATION

GROUND FLOOR

ENTRANCE

Accessed via a composite door.

HALLWAY

Hallway with wood



CLOAKROOM

Fitted with a low flush w/c and corner pedestal wash basin, Double glazed window to the front, radiator. Laminate flooring.



LOUNGE

13'4" max x 12'1" (4.08m max x 3.69m)

Double glazing to the front, radiator. Under stair storage cupboard. Staircase to the first floor.



LOUNGE

Additional photo



DINING KITCHEN

15'3" x 9'3" (4.65m x 2.84m)

Fitted with a range of cream effect wall and base units with contrasting wood effect work surfacing incorporating the stainless steel sink unit and mixer tap, ceramic tiled splash backs. Built in appliances include electric oven with gas hob with extractor unit over, fridge freezer and washing machine. Double glazed window to the rear. Double glazed French doors giving access to the rear garden. Downlighting to the ceiling. Radiator.



DINING KITCHEN

Additional photo



FIRST FLOOR

FIRST FLOOR LANDING

Spelled balustrade. Built in airing cupboard housing the gas central heating boiler, access to the loft space.

BEDROOM 1

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM 2

Double glazed window to the front, radiator.



BEDROOM 3

Double glazed window to the rear, radiator.



BATHROOM

Fitted with a panelled bath with mains supply shower over and glass screen, wash hand basin and low flush w/c. Tiling to two walls. Double glazed window to the rear, radiator.



OUTSIDE



GARDENS

The property has a small frontage with block paved pathway with timber gate to the side giving access to the rear garden. The rear garden enjoys a good degree of privacy and a WESTERLY aspect being laid to lawn with decked seating area. Garden shed. Boundaries are fenced. Outside tap and external light.



GARDENS

Additional photo



DRIVEWAY

The property has a block paved driveway providing off street parking

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

The property is in council tax band B

EPC - B

MANAGEMENT FEE

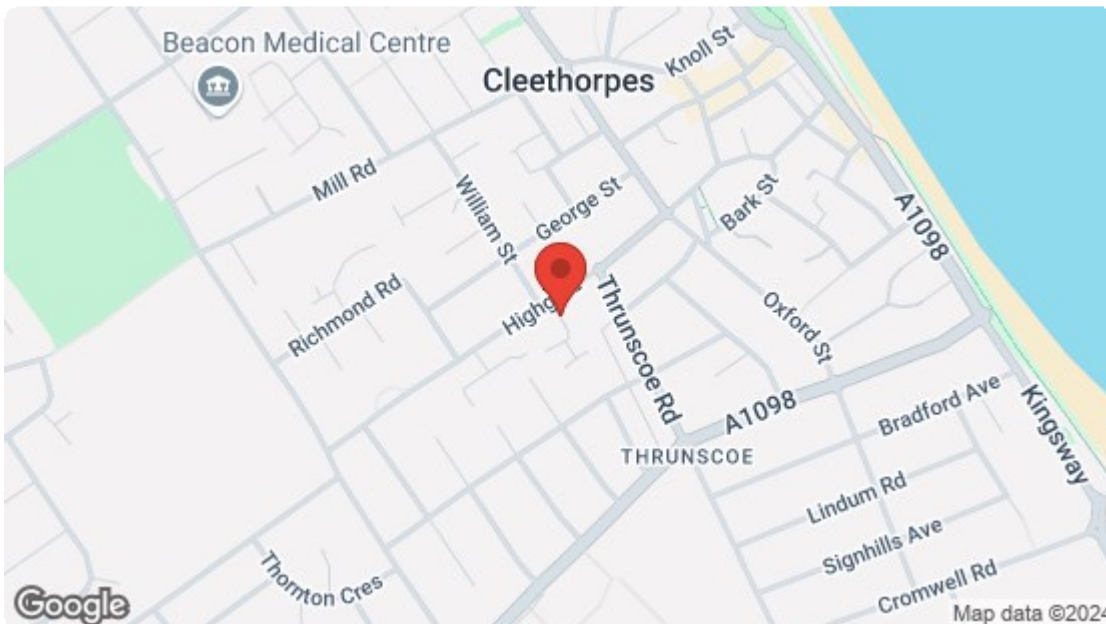
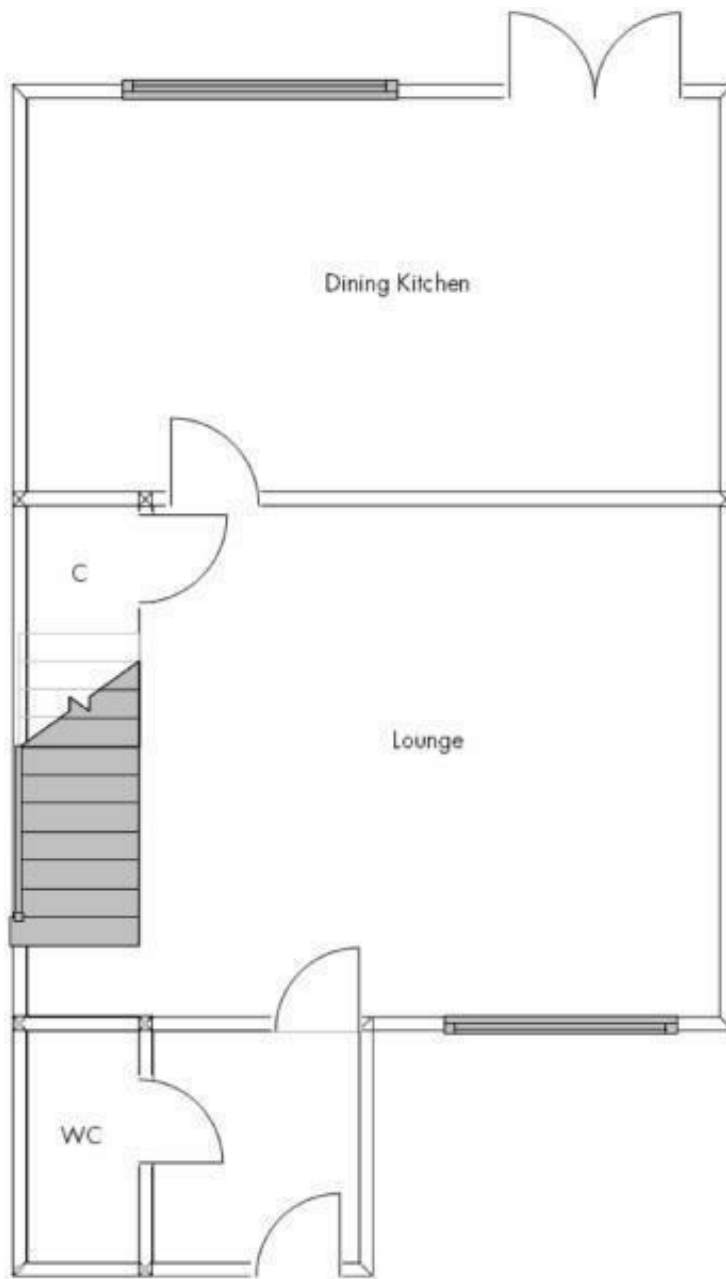
There is an annual management fee for maintenance of the communal areas the cost for 2023 - 2024 was £145.00 to be confirmed.

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			91
(81-91) B		78	
(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.