



29 Warwick Road Cleethorpes, North East Lincolnshire DN35 9EU

A THREE BEDROOM SEMI DETACHED HOUSE standing in excellent sized gardens within easy access of St. Peter's Avenue and the beach. The property is being sold with no forward chain and has accommodation including: Entrance hall, through lounge/dining room, modern fitted kitchen, three good sized bedrooms and a bathroom/wc. Gas central heating system. Double glazing. Detached garage. Front garden with additional off road parking plus an enclosed rear garden with an outside decking area.

£169,950

- POPULAR LOCATION IN CLEETHORPES
- SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED GARAGE
- GOOD SIZED GARDENS



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

ENTRANCE HALL

Approached via a composite entrance door with double glazed side lights. Oak flooring. Coving to ceiling. The white spelled staircase leads up to the first floor.



LOUNGE/DINING ROOM

27'4" x 9'0" (8.35 x 2.75)

This superb through room has a double glazed bay window to the front elevation plus double glazed patio door to the rear. Two radiators. Oak flooring. Four wall light points and coving to ceiling. The focal point of the lounge area is the multi stove which is set within the chimney breast having an ornamental wooden mantle above.



LOUNGE AREA PHOTO



DINING ROOM PHOTO



KITCHEN

9'10" x 7'11" (3 x 2.42)

The modern fitted kitchen has Ivory base and wall cupboard incorporating an electric oven, gas hob with an extractor fan above. The contrasting work surfaces are inset with a white ceramic sink having space beneath for wash machine. Alcove suitable for a fridge/freezer. Grey flooring. Double glazed window and door.



FIRST FLOOR

LANDING

The white spelled staircase leads up from the ground floor entrance hall. Double glazed window to the side elevation. Coving to ceiling.



BEDROOM 1 (FRONT)

11'11" x 11'1" max (3.63m x 3.38m max)

Double glazed window to the front elevation, radiator and laminate flooring. A bank of wardrobes having sliding doors to the front provides useful hanging space.



BEDROOM 2 (REAR)

11'1" x 11'0" (3.40 x 3.37)

Double glazed window. Radiator. Laminate flooring.



BEDROOM 3 (REAR)

7'2" x 7'11" (2.19 x 2.43)

Double glazed window. Radiator. Wall mounted Ideal gas fired boiler. Laminate flooring.



BATHROOM/WC (FRONT)

6'8" x 6'1" (2.05 x 1.87)

Fitted with a modern suite in white comprising a P shaped bath including a shower and a curved glass screen, a pedestal wash hand basin and a low flush wc. Wall mounted mirror. Grey flooring. Striking Aqua board to the walls.



OUTSIDE



DETACHED GARAGE

Up and over door to the front. Light and power.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is concreted which provides additional parking space. Wood gates leads to the enclosed rear garden., this garden contains a substantial lawned area inset with fruit trees and has a superb raised patio area situated close to the house, ideal for outside entertaining.



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

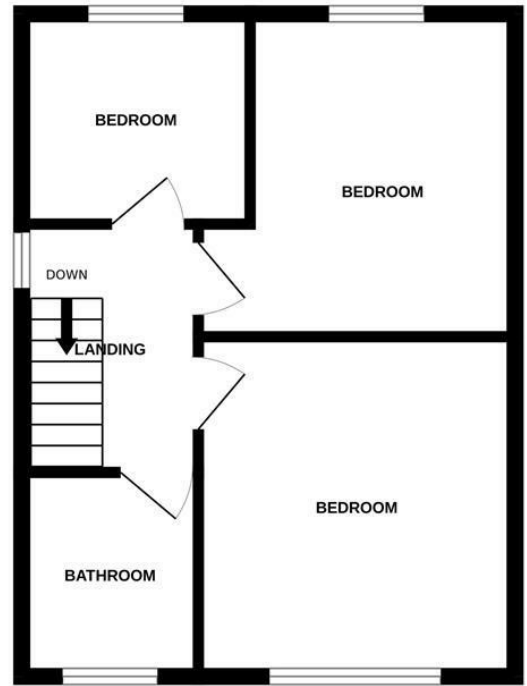
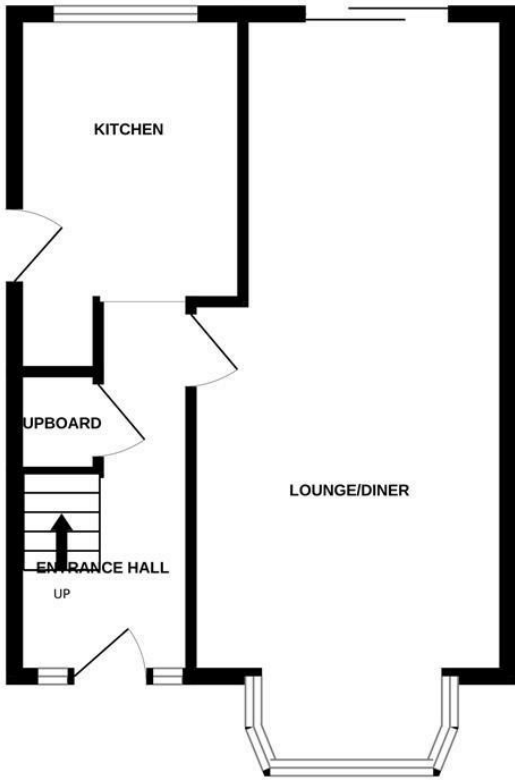
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

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			84
(81-91) B			
(69-80) C		70	
(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 firms 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.