



136 Highgate Cleethorpes, North East Lincolnshire DN35 8PB

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED PROPERTY situated in Cleethorpes with in easy reach of the sea front and all its local amenities. The property offers further development potential and benefits from gas central heating and uPVC double glazing whilst the accommodation comprises of; Entrance hall, lounge, kitchen, dining room and to the first floor three bedroom and family bathroom. Enjoying a corner plot position with ample off road parking to the front garden with hedge boundaries and enclosed rear garden with lawn and deck patio area. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

- CLEETHORPES LOCATION
- POTENTIAL TO ADD VALUE
- SEMI DETACHED PROPERTY
- KITCHEN
- DINING ROOM
- LOUNGE
- THREE BEDROOMS
- BATHROOM
- FRONT & REAR GARDENS
- NO CHAIN



Chain Free £149,950

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

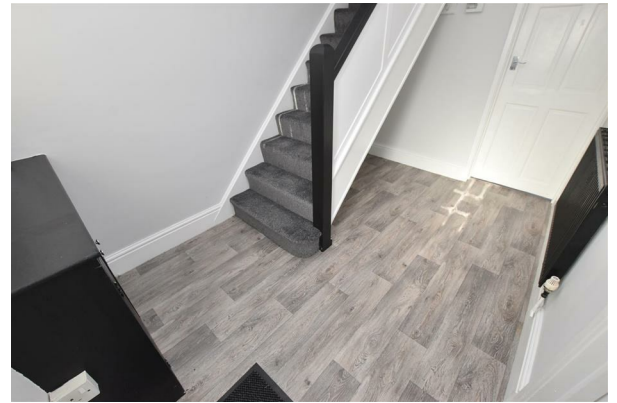
ENTRANCE

Accessed via a half glazed uPVC door into the hallway.



HALLWAY

Having wood effect vinyl flooring, radiator, uPVC double glazed window with blinds to the front aspect. Newly carpeted stairs with enclosed banister leading to the first floor.



KITCHEN

10'8" x 10'8" (3.26 x 3.26)

The kitchen benefits from a large range of cream front wall and base units with wood effect worksurfaces and tiled splashbacks and incorporates a stainless steel sink and drainer. Electric fan assisted oven with gas hob and extractor hood above with ample room for further appliances. Large pantry cupboard with shelving. Finished with wood effect vinyl flooring, radiator and uPVC double glazed window and half glazed uPVC door leading to the rear garden. The kitchen would benefit from a modernisation project.



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



DINING ROOM

10'7" x 9'9" (3.25 x 2.98)

Leading from the kitchen with possibility opportunity to open up to create a lovely kitchen diner. Having a uPVC double glazed window to the rear and wood effect vinyl flooring.



DINING ROOM

Additional Photograph



LOUNGE

13'3" x 12'4" (4.05 x 3.77)

To the front aspect with a uPVC double glazed bay window with fitted blinds, newly fitted carpeted flooring and radiator.



LOUNGE

Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having newly laid carpeted continued from the stairs with loft access to the ceiling.



BEDROOM ONE

13'3" x 12'11" (4.06 x 3.94)

The master bedroom has a uPVC double glazed bay window with blinds fitted to the front aspect, newly laid carpeted flooring, radiator and storage shelving.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

11'8" x 9'6" (3.58 x 2.90)

To the rear aspect with a uPVC double glazed window, newly laid carpeted flooring, radiator, built in wardrobe and storage cupboard housing the fully serviced boiler.



BEDROOM TWO

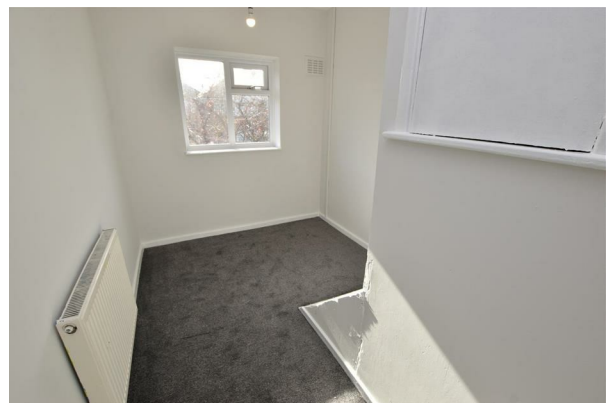
Additional Photograph



BEDROOM THREE

11'1" x 7'1" (3.38 x 2.18)

To the front of the property with a uPVC double glazed window, newly laid carpeted flooring and radiator. Built in storage cupboard.



BATHROOM

8'10" x 5'4" (2.70 x 1.64)

The bathroom benefits from a white three piece suite comprising of; Bath with rainfall shower over and glazed screen, vanity hand wash unit and low flush wc. Finished with aqua panelled walls, radiator, wood effect vinyl flooring, shaver point and uPVC double glazed window to the rear.



OUTSIDE

OUTBUILDINGS

The property has three out building that offer further scope for extension. Two of which are presently stores and the third being used as a utility room.(2.14m x 2.19m), a smaller store room (2.26m x 0.79m) (1.30m x 1.23m)



GARDENS

The property enjoys a corner plot with hedged boundaries and open access to the front garden. Part of the garden is laid to lawn with a mature tree planted and the side garden is laid with gravel and provides ample off road parking with wooden fence and gate leading to the rear garden. The rear garden has fenced boundaries, lawn and a decked patio area.



FRONT OF PROPERTY



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - C

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.

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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		72	
(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.