



108 St. Peters Avenue Cleethorpes, North East Lincolnshire DN35 8HX

We are delighted to offer for sale this TWO/THREE BEDROOM MID TERRACE PROPERTY situated within the heart of central Cleethorpes close to all local amenities and a short walk away from the seafront and promenade. The property benefits from gas central heating and uPVC double glazing with accommodation comprising of; Hallway, two reception rooms, kitchen diner, inner lobby, cloakroom/wc and to the first floor two double bedrooms leading to a third bedroom and onto the bathroom. To the rear of the property is an enclosed southerly facing garden with lawn, decked patio area and brick store. viewing is essential offered for sale with NO FORWARD CHAIN.

Chain Free £99,950

- CENTRAL CLEETHORPES
- MID TERRACE PROPERTY
- IDEAL FOR FIRST TIME BUYER OR INVESMENT LANDLORD
- TWO RECEPTION ROOMS
- KITCHEN DINER
- CLOAKROOM/WC
- TWO/THREE BEDROOMS
- BATHROOM
- SOUTHERLY FACING REAR GARDEN
- NO FORWARD CHAIN



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.

MEASUREMENTS

All measurements are approximate.

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ENTRANCE

Accessed via a uPVC double glazed door into the hallway.

HALLWAY

Having coved ceiling, feature cornice, tongue and groove panelling, tiled flooring, radiator and carpeted stairs leading to the first floor.



LOUNGE

12'2" x 9'11" (3.72m x 3.03m)

To the front of the property with a uPVC double glazed window, coved ceiling, picture rail, carpeted flooring and radiator.



DINING ROOM

3.69m x 4.08m

The dining room is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and handy storage cupboard.



DINING ROOM

Additional Photograph



KITCHEN DINER

5.14m x 2.50m

The kitchen diner benefits from a range of white fronted wall and base units with contrasting work surfaces incorporating a stainless steel sink and drainer, slot in gas oven and ample space for further appliances. Finished with tiled flooring, radiator and two uPVC double glazed windows to the side aspect. Wall mounted boiler. Having ample room for the family dining table.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



REAR LOBBY

Having continued tiled flooring, radiator and uPVC door leading to the rear garden.

CLOAKROOM

4'3" x 3'2" (1.32 x 0.97)

Benefitting from a low flush wc and continued tiled flooring.



FIRST FLOOR

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FIRST FLOOR LANDING

The split level landing has coving to the ceiling and carpeted flooring.

BEDROOM ONE

3.74m x 4.04m

The first double bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, radiator, handy built in storage cupboard and original cast iron fire grate.



BEDROOM TWO

3.70m x 4.04m

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator. Door leading to the third bedroom and bathroom.



BEDROOM THREE

3.57m x 2.51m

Accessed via the second double bedroom with a uPVC double glazed window to the side aspect, carpeted flooring and radiator.



BATHROOM

2.85m x 2.49m

The bathroom benefits from a white three piece suite comprising of; Bath with hand shower attachment, pedestal hand wash basin and low flush wc. finished with wood effect vinyl flooring, radiator, handy airing cupboard and uPVC double glazed window to the rear.



OUTSIDE

REAR GARDEN

The southerly facing rear garden has fenced boundaries and rear wood access gate and is mainly laid to lawn with a decked patio area and brick built store.



REAR GARDEN

Additional Photograph



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 & EPC RATING

Council Tax Band - A

EPC -

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		98
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.