



## 55 Mill Road Cleethorpes, North East Lincolnshire DN35 8JA

We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY nestled within the heart of Cleethorpes town Centre and stones throw away from the High Street and Promenade. Close to highly regarded schools and fantastic bus routes. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Lounge, kitchen diner, utility room and to the first floor three bedrooms and family bathroom. Further space for a loft room. Having front and rear low maintenance gardens. Offered for sale with NO FORWARD CHAIN.

**Chain Free £104,000**

- CENTRAL CLEETHORPES LOCATION
- MID TERRACE PROPERTY
- KITCHEN DINER
- UTILITY ROOM
- LOUNGE
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- 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.

## ACCOMMODATION

.

## GROUND FLOOR

.

### ENTRANCE

Accessed via a uPVC double glazed door into the lounge.

### LOUNGE

12'1" x 11'10" (3.69 x 3.62)

Having a uPVC double glazed bow window to the front aspect, carpeted flooring, dado rail and radiator.



### INNER HALLWAY

Carpeted stairs leading to the first floor.

### KITCHEN DINER

12'2" x 11'9" (3.73 x 3.60)

The kitchen diner benefits from a range of wood effect wall and base units with contrasting worksurfaces incorporating a stainless steel sink and drainer, slot in electric oven and ample room for further appliances. Wall mounted boiler. Finished with wood effect vinyl flooring, large storage cupboard, uPVC double glazed door to the rear and wooden glazed door leading to the utility room.



### KITCHEN DINER

Additional Photograph





### UTILITY ROOM

10'6" x 3'8" (3.22 x 1.12)

Having a uPVC double glazed window and door to the side aspect and radiator.



### FIRST FLOOR

.

### FIRST FLOOR LANDING

Having continued carpeted flooring built in storage cupboard and door leading to the attic stairs.



### BEDROOM ONE

12'1" x 11'8" (3.70 x 3.58)

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



### BEDROOM TWO

12'3" x 9'3" (3.74 x 2.82)

The second double bedroom is to the rear with a uPVC double glazed window, carpeted flooring and radiator.



### BEDROOM THREE

14'11" x 8'2" (4.55 x 2.51)

Having a uPVC double glazed window to the front aspect, carpeted flooring and radiator.



### BATHROOM

9'4" x 8'3" (2.87 x 2.52)

Benefitting from a white three piece suite comprising of; Bath with shower over and glazed screens, pedestal hand wash basin and low flush wc. Finished with wood effect vinyl flooring, heated towel rail and uPVC double glazed window to the rear.



### ATTIC

Accessed from the landing via wooden stairs. Radiator fitted.



### OUTSIDE

#### GARDEN

The front garden is low maintenance with a walled boundary and wooden access gate. The rear garden has fenced and walled boundaries and is again low maintenance and has a paved patio.



### 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 - E

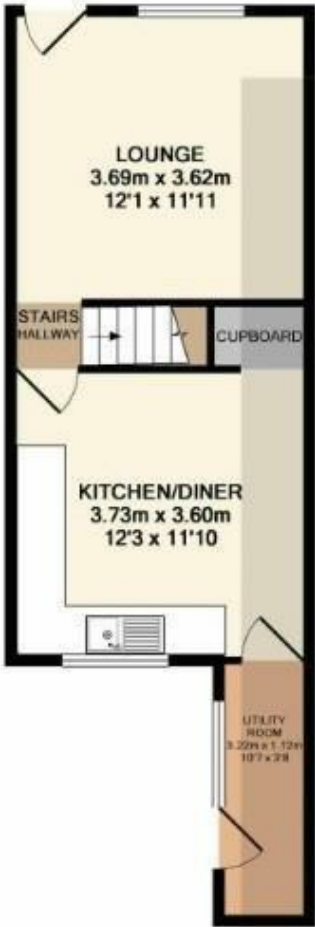
**VIEWING ARRANGEMENTS**

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

Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.