



## 21 Ashridge Drive Cleethorpes, North East Lincolnshire DN35 9NN

Located on a private service road and set back from the road is this traditional style THREE BEDROOM SEMI DETACHED HOUSE. The property is well presented throughout but in need of some upgrading and has accommodation including Entrance hall, lounge with double glazed doors leading into the extended dining room, extended fitted kitchen/breakfast room, three bedrooms and a modern shower room/wc to the first floor. Gas central heating system. Double glazing. Front garden with off road parking plus a good sized rear garden with a workshop, shed and greenhouse. NO CHAIN. EARLY VIEWING RECOMMENDED.

**£169,950**

- TRADITIONAL STYLE SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- OFF ROAD PARKING & OUTBUILDINGS
- NO FORWARD CHAIN



## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE HALL

Approached via a uPVC entrance door and has a double glazed window to the side elevation, radiator, coving to ceiling and a Delft plate rack. A spelled staircase leads up to the first floor



### LOUNGE (FRONT)

10'11" x 14'2" (3.33 x 4.34)

This bright and airy lounge has a double glazed window to the front elevation, coving to ceiling and radiator. The focal point of this room is the modern fire surround inset with an electric fire and standing on a marble effect hearth. Double doors leads into the dining room.



### LOUNGE



### DINING ROOM

16'1" x 7'8" (4.91 x 2.36)

This extended dining/second sitting room has a double glazed french door with matching side lights to the rear elevation, coving to ceiling and radiator. Single glazed window giving borrowed light to the kitchen.





## DINING ROOM



## KITCHEN/BREAKFAST ROOM

19'1" x 7'5" (5.84 x 2.28)

Fitted with a range of modern base and wall cupboards having mottle work surfaces inset with a stainless steel sink unit and having space beneath for washing machine (included in the sale). Complementary tiled splash backs. Also included in the sale is the slot in nearly new electric oven. Wall mounted Combi gas fired boiler. Tiled flooring. Three double glazed windows and a double glazed side door. Ample space for breakfast table and chairs. Two useful storage cupboards.



## KITCHEN/BREAKFAST ROOM



## FIRST FLOOR

### LANDING

Two double glazed windows to the side elevation. Ceiling access hatch to roof space



**BEDROOM 1 (FRONT)**

12'7" x 11'3" (3.85 x 3.43)

Double glazed bay window to the front elevation, coving to ceiling and radiator.



**BEDROOM 2 (REAR)**

11'3" x 9'3" (3.45 x 2.82)

Double glazed window to the rear elevation, fitted shelves, radiator and coving to ceiling.



**BEDROOM 2**



**BEDROOM 3 (FRONT)**

6'11" x 7'0" (2.12 x 2.14)

Double glazed window, radiator and built in storage cupboards.





### SHOWER ROOM/WC

Fitted with a corner fully tiled shower cubicle, a low flush wc and a pedestal wash hand basin. Extensive tiling to the remainder of the walls. Radiator. Opaque double glazed window.



### SHOWER ROOM/WC



### OUTSIDE



### THE GARDENS

As previously mentioned No 21 is located on a private service road and has excellent front and rear gardens, the fore garden stands behind a brick wall having double wrought iron gates opening onto the concrete driveway. This garden is mainly lawned with well stocked borders including exotic plants. The enclosed rear gardens is again lawned with well established borders including a mature Sycamore tree which has pollarded. Included in the sale are the substantial workshop, timber garden shed and greenhouse.



## THE GARDENS



### 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.

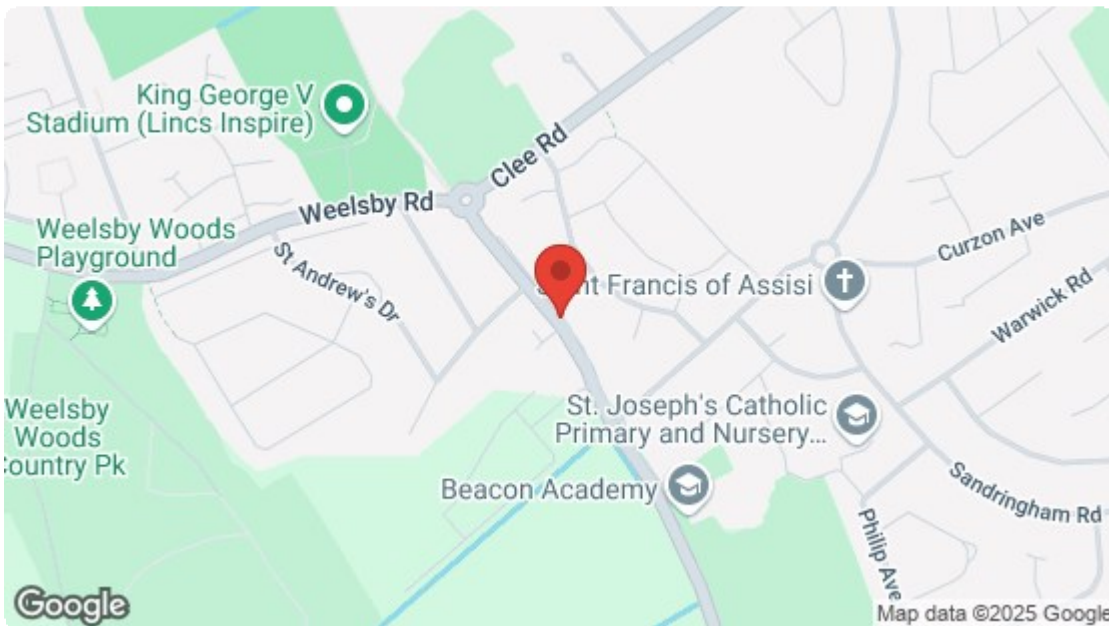
### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

### 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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 <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 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.