



45 Normandy Road Cleethorpes, North East Lincolnshire DN35 9JE

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME located within this popular position off Davenport Drive ideally placed for easy access in Cleethorpes town centre and Sea Front. The accommodation has been extended by the current vendor to include; Entrance hallway, lounge, kitchen, dining room, utility area, ground floor bathroom and to the first floor three bedrooms and family bathroom. Sitting with an open red brick paved front garden and driveway providing ample off road parking and a private enclosed rear garden, mainly laid to lawn with dual aspect paved patios, one of which has a covered pergola above. Viewing is highly recommended.

£145,000

- POPLAR LOCATION
- SEMI DETACHED FAMILY HOME
- KITCHEN
- DINING ROOM
- LOUNGE
- UTILITY AREA
- GROUND FLOOR BATHROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- PRIVATE REAR GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE

Accessed via a uPVC double glazed door into the hallway.



HALLWAY

The welcoming hallway has a uPVC double glazed light window to the front aspect, coved ceiling, carpeted flooring, radiator with ornate cover and carpeted stairs with enclosed banister leading to the first floor.



LOUNGE

13'4" x 12'8" (4.08 x 3.88)

To the front of the property with a uPVC double glazed bay window and a further uPVC double glazed window to the side aspect, coved ceiling, carpeted flooring, radiator and wall mounted gas fire.



LOUNGE



KITCHEN

10'8" x 10'7" (3.26 x 3.23)

The kitchen benefits from a range of white fronted wall and base units with contrasting worksurfaces and matching splashbacks incorporating a stainless steel sink and drainer, gas hob with stainless steel splashback and chimney style extractor hood, one and half electric fan assisted oven, ample space for a freestanding fridge freezer and under counter tumble dryer or dishwasher. Finished with coved ceiling, tiled flooring, uPVC double glazed window to the rear aspect and wooden glazed door leading to the rear lobby/utility area and ground floor bathroom.



KITCHEN



KITCHEN



DINING ROOM

14'0" x 9'9" (4.29 x 2.99)

Having a uPVC double glazed bay window to the rear, coved ceiling, carpeted flooring, radiator and feature fireplace with white wood surround, marble hearth and back and inset gas fire.



DINING ROOM



DINING ROOM



REAR LOBBY/UTILITY AREA

7'7" x 7'1" (2.32 x 2.18)

Have a uPVC double glazed door leading to the garden. Plumbing for an automatic washing machine.



BATHROOM (GROUND FLOOR)

9'6" x 7'1" (2.90 x 2.16)

Added by the current vendor the bathroom benefits from a white four piece suite comprising of; Corner bath, separate shower with electric shower and glazed screens, hand wash basin and low flush wc. Finished with fully tiled walls, vinyl flooring and radiator.



FIRST FLOOR

FIRST FLOOR LANDING

Having enclosed banister, carpeted flooring, airing cupboard housing the wall mounted boiler and loft access to the ceiling. The loft has partial boarding and a light.



BEDROOM ONE

13'3" x 10'9" (4.06 x 3.30)

To the front aspect with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



BEDROOM TWO

11'0" x 10'7" (3.36 x 3.25)

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



BEDROOM TWO



BEDROOM THREE

10'4" x 7'1" (l-shaped) (3.16 x 2.18 (l-shaped))

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



BATHROOM

9'7" x 5'4" (2.93 x 1.65)

Benefitting from a white three piece suite comprising of; Bath with electric shower over, pedestal hand wash basin and low flush wc. Finished with fully tiled walls, vinyl flooring, radiator and uPVC double glazed window to the rear.



OUTSIDE

GARDENS

The property stands with an open fronted front garden laid with red brick paving, providing ample off road parking with double wrought iron gates leading to a further driveway and enclosed rear garden. The rear garden is a great sized and is mainly laid to lawn with dual aspect paved patios one of which has a cover pergola, fencing to the boundaries and mature planting to the borders. Timber shed and wood/coal store.



GARDENS



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band -

EPC -

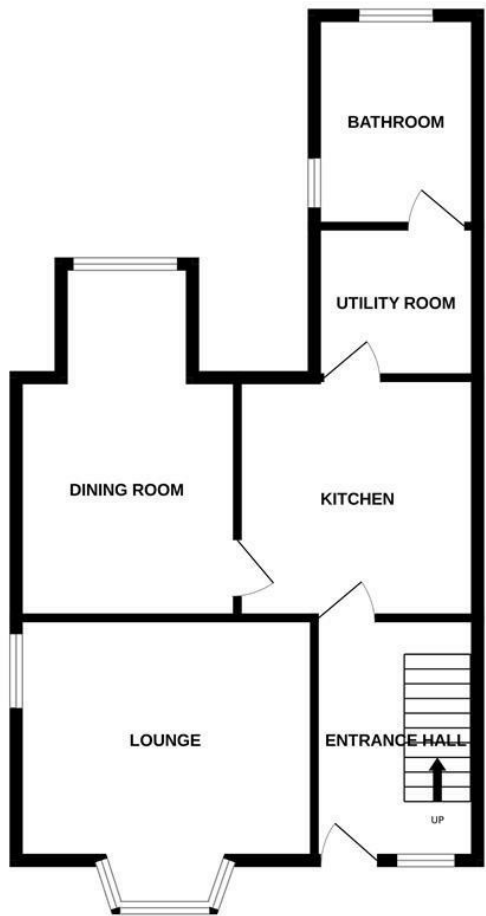
OPENING TIMES

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

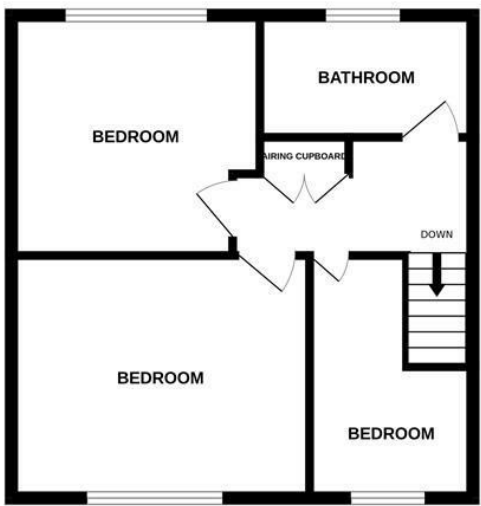
VIEWING ARRANGEMENTS

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

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		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.