



171 Brereton Avenue Cleethorpes, North East Lincolnshire DN35 7RG

We are delighted to offer for sale this THREE DOUBLE BEDROOM MID TERRACE PROPERTY situated in within easy access of Both Grimsby and Cleethorpes town centre and the Humber bank close to all local amenities. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of Entrance porch, hallway, through lounge diner, living kitchen diner and to the first floor three double bedrooms and family bathroom. Having a walled low maintenance front garden and enclosed rear garden with artificial lawn decked patio, raised sleeper pond and timber shed. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Offers Around £105,000

- MID TERRACE PROPERTY
- LIVING DINING KITCHEN
- THROUGH LOUNGE
- THREE DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- RETAINS ORIGINAL FEATURES
- FRONT & REAR GARDENS
- 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

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ENTRANCE

Accessed via a glazed uPVC door into the porch.

PORCH

Having decorative tiled flooring with modern tiled walls to dado height. Wooden glazed door with top light above leading to the hallway.



HALLWAY

Retaining the original coved ceiling, carpeted flooring, radiator and light window looking into the lounge. Carpeted stairs with original open white wooden balustrade and handy storage beneath.



LIVING KITCHEN DINER

29'1" x 9'6" (8.87 x 2.91)

This fantastic space has ample room for a family dining table and seating area to one end and the kitchen to the other, dual aspect uPVC double glazed windows with one of them being floor to ceiling and a glazed uPVC door leading to the garden. The kitchen is finished with a large range of cream fronted wall and base units with contrasting wood effect work surfaces and matching breakfast bar, tiled splashbacks, incorporating a stainless steel sink and drainer, five ring gas hob, microwave, electric fan assisted oven, integrated fridge and space for hidden appliances that include, freezer, dishwasher and automatic washing machine. Having down lights to the ceiling and tiled floor to the kitchen area. The seating and lounge area is finished with bamboo flooring and radiator.



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THROUGH LOUNGE DINER

19'8" 11'5" (6.00 3.49)

This fabulous sized room has dual aspect uPVC double glazed windows, coving to the ceiling, two radiator and carpeted flooring. The lounge area is set to the front with a feature open chimney breast with stone hearth, oak beam and multi fuel stove and a feature log store. ample room for a second seating are, study or dining table.



THROUGH LOUNGE DINER



FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing is of split level with continued carpeted flooring and original open white spindle balustrade, loft access to the ceiling and original built in storage cupboard.



MASTER BEDROOM

14'11" x 12'11" (4.55 x 3.94)

The master bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring, radiator and feature cast iron grates with decorative tiling.



BEDROOM TWO

12'10" x 9'4" (3.93 x 2.85)

The second double bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring, built in shelving and radiator.



BEDROOM THREE

10'3" x 9'8" (3.13 x 2.96)

The third double bedroom is to the rear with a uPVC double glazed window, carpeted flooring, radiator and built in storage cupboard housing the wall mounted boiler.



BATHROOM

6'8" x 6'0" (2.04 x 1.85)

Benefitting from a white three piece suite comprising of; Bath with rainfall shower head and second head, vanity hand wash basin with handy storage beneath and low flush wc. finished with tiled walls and floor, down lights, heated towel rail and uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property has a low maintenance front garden with open access gate. The rear garden has walled and fencing to the boundaries and is again of low maintenance with feature shingle area, pathway, decked patio, artificial lawn, raise sleeper pond and timber shed.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -

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.

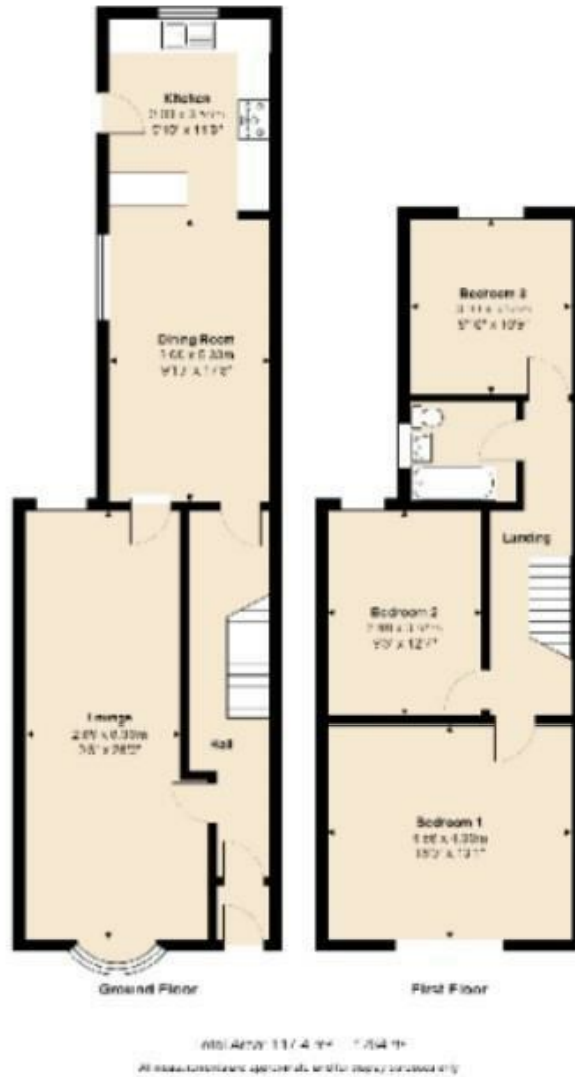
VIEWING ARRANGEMENTS

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

171 Brereton Avenue, DN35 7RG



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.