



## 61 Clee Crescent Grimsby, North East Lincolnshire DN32 8NF

A handsome THREE BEDROOM TRADITIONAL STYLE SEMI DETACHED HOUSE which is located in the poplar of hamlet of OLD CLEE which lies on the boundary of Grimsby and Cleethorpes. The property is in need of some updating with spacious accommodation including: Entrance hall, two excellent sized reception rooms and a kitchen/breakfast room with pantry to the ground floor plus three good sized bedrooms and a spacious bathroom/wc to the first floor. Gas central heating system. Double glazing. Substantial brick garage, greenhouses and garden shed. Well kept front and rear gardens with additional off road parking. NO FORWARD CHAIN.

**£179,950**

- HANDSOME SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- THREE GOOD SIZED BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- SUBSTANTIAL BRICK GARAGE
- FRONT AND REAR GARDENS
- NO 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.

## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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## IMPRESSIVE ENTRANCE PORCH

### ENTRANCE HALL

Approached via a uPVC double glazed entrance door with matching side panels, this welcoming entrance hall has coving to ceiling, Delft rack and radiator having a decorative cover. The spelled staircase leads up to the first floor.



### LOUNGE (FRONT)

15'2" x 12'8" (4.63 x 3.87)

This good sized formal lounge has a walk in double glazed bay window to the front elevation coving to ceiling, fitted picture and dado rail. Radiator. The focal point of this room is the fire surround inset with a gas fire.



### DINING/SITTING ROOM (REAR)

18'9" x 11'5" (5.73 x 3.49)

This extended second sitting room again if fitted with coving to ceiling together with a fitted picture and dado rail. Radiator and double glazed french doors which overlooks the rear garden. A polished wood fire surround is inset with a gas fire.





## KITCHEN/BREAKFAST ROOM

20'8" x 7'5" (6.30 x 2.27)

The breakfast room has a double glazed window to the side elevation together with a central heating radiator. A pantry cupboard houses the wall mounted gas fired boiler. Open arch from the breakfast room leads in to the kitchen area which is fitted with a range of oak style base and wall cupboard incorporating an electric oven, gas hob with an extractor fan above. The contrasting dark work surfaces are inset with a stainless steel sink with space beneath for washing match etc. Complementary tiled splash backs. Double glazed window and door.



## KITCHEN AREA PHOTO



## BREAKFAST ROOM PHOTO



## FIRST FLOOR

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## LANDING

The spelled staircase leads up from the ground floor. Double glazed window to the side elevation. Fitted dado rail.



### **BEDROOM 1 (FRONT)**

16'4" x 11'5" max (4.98m x 3.48m max)

A walk in double glazed window to the front elevation and is fitted with two banks of floor to ceiling wardrobes which provides excellent hanging space. Fitted picture rail, coving to ceiling and radiator.



### **BEDROOM 2 (REAR)**

14'1" x 11'5" (4.3 x 3.50)

Again fitted with floor to ceiling wardrobes, coving to ceiling, radiator and a double glazed window to the rear elevation.



### **BEDROOM 3 (FRONT)**

8'2" x 7'4" (2.51 x 2.25)

Having a small angled bay window to the front elevation, radiator, fitted dado rail and coving to ceiling.



### **BATHROOM/WC**

7'4" x 9'0" (2.26 x 2.75)

Fitted with a suite in white comprising a panelled bath with an electric shower and glass screen above, a pedestal wash hand basin and a low flush wc.. Original fitted airing cupboard. Two double glazed window. Vinyl flooring and radiator.



## OUTSIDE



### DETACHED BRICK GARAGE

18'2" x 9'6" (5.54 x 2.91)

Two wooden double doors to the front, light and power.



### THE GARDENS

The property stands in both front and rear gardens, the fore garden stands behind a small brick wall inset with ornamental wrought iron, this garden has a wide concrete driveway which provides excellent off road parking with the remainder gravelled and planted with small bushes. Double wrought iron gates leads into the enclosed rear garden which contains a substantial concrete patio area together with a lawned area and a well stocked borders including flowering blossom trees. To the rear of this are two greenhouses and a timber garden shed.



### 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 - C

EPC -

### VIEWING ARRANGEMENTS

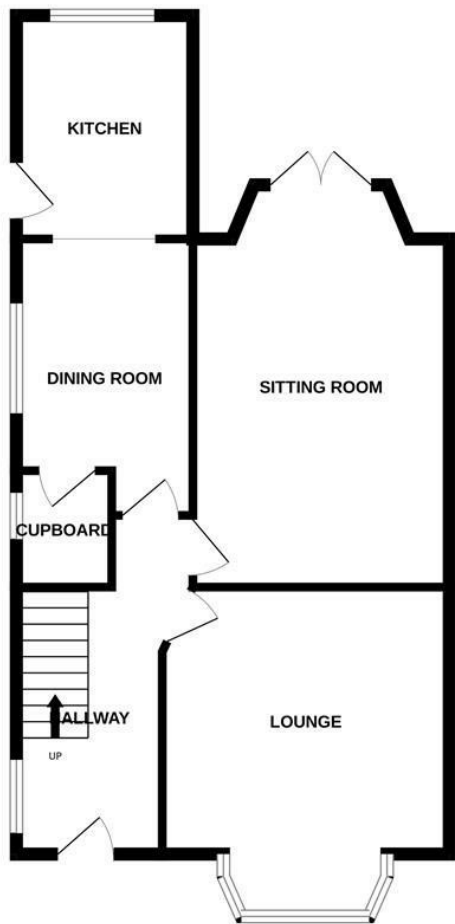
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

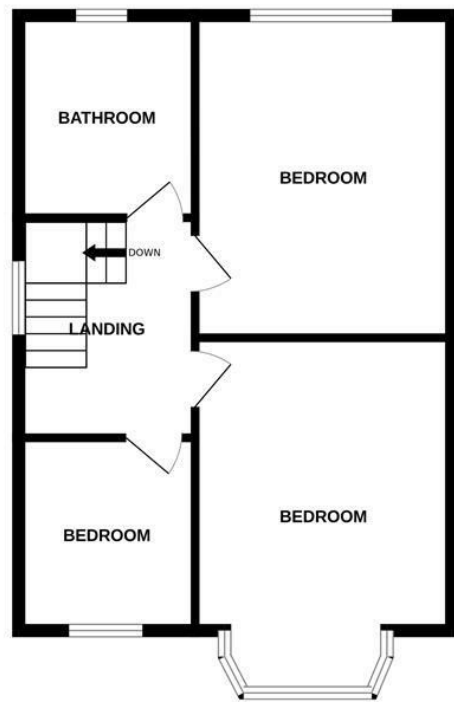
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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		80
(81-91) B		
(69-80) C	63	
(55-68) D		
(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 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.