



## 18 Pearson Road Cleethorpes, North East Lincolnshire DN35 0DT

We are delighted to offer for sale this TWO/THREE BEDROOM SEMI DETACHED DORMER BUNGALOW situated with the gold triangle of Cleethorpes, close to all local amenities, good bus routes, highly regarded schools and a short walk to the promenade and boating lake. The property requires slight updating but benefits from gas central heating (Boiler fitted 2022) and uPVC double glazing with the accommodation comprising of; Generous hallway, kitchen, lounge with doors to the dining room or third bedroom, master bedroom to the ground floor, bathroom and a further double bedroom to the first floor. Enjoying low maintenance front garden with driveway providing ample off road parking, double wooden gates leading to the private rear garden with fenced boundaries and wooden summer house fitted with electric and attached timber store. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £186,000**

- SOUGHT AFTER CLEETHORPES LOCATION
- SEMI DETACHED DORMER BUNGALOW
- KITCHEN
- LOUNGE
- DINING ROOM/THIRD BEDROOM
- TWO FURTHER DOUBLE BEDROOMS
- BATHROOM
- FRONT & REAR GARDENS
- GOOD BUS ROUTES
- NO FORWARD CHAIN





## MEASUREMENTS

All measurements are approximate.

## PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

## ACCOMMODATION

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## GROUND FLOOR

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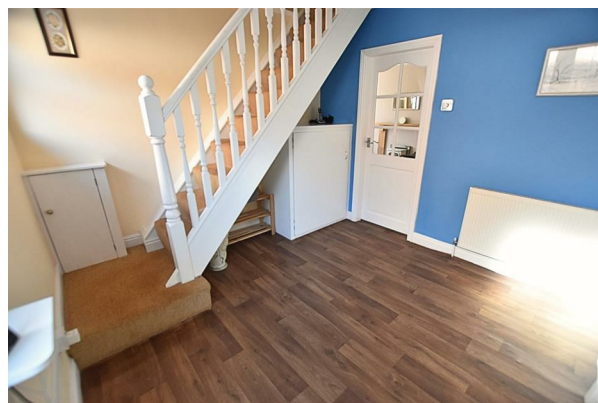
### ENTRANCE

Accessed via the side of the property through a half glazed uPVC door into the hallway.



### HALLWAY

The generous hallway has wood effect vinyl flooring with carpeted stairs having a white wooden open spindle balustrade leading to the first floor. Built in storage cupboard, radiator and uPVC double glazed window to the side aspect.



### LOUNGE

14'5" x 11'6" (4.40 x 3.51)

The lounge is to the front of the property with a uPVC double glazed window, carpeted flooring, radiator and wooden fire surround with tiled hearth. Wooden glazed double doors with side light panels leading into the dining room.



### LOUNGE



## LOUNGE



## LOUNGE



## DINING ROOM/THIRD BEDROOM

10'0" x 8'5" (3.05 x 2.57)

The dining room is accessed via the lounge and could easily be converted to the third bedroom. Having a uPVC double glazed window to the front aspect, wood effect laminate flooring and radiator fitted.



## INNER HALLWAY

Having wood effect vinyl flooring and doors leading to the further accommodation.

## KITCHEN

12'1" x 9'10" (3.70 x 3.02)

The kitchen benefits from a modern range of cream gloss fronted wall and base units with contrasting wood effect worksurfaces and tiled splash backs and incorporates a composite sink and drainer, gas slot in oven, washing machine and integrated fridge. Wall mounted boiler. Finished with wood effect vinyl flooring, radiator, uPVC double glazed window to the rear and half glazed uPVC door to the side aspect. Room for a small bistro dining table.



## KITCHEN



## KITCHEN



## MASTER BEDROOM

11'4" x 9'11" (3.47 x 3.04)

This double bedroom is to the rear of the property with a uPVC double glazed window over looking the garden. Finished with carpeted flooring, radiator and wall to wall wardrobes with hand painted wooden grooved doors.



## MASTER BEDROOM





## BATHROOM

6'10" x 6'5" (2.10 x 1.96)

The bathroom benefits from a white three piece suite comprising of; Bath with mains fed shower over and glazed screen, combination unit with handy storage, hand wash basin and low flush wc with hidden cistern. Finished with full tiling to the walls, tiled effect vinyl flooring, radiator, extractor fan, wall mounted mirror and uPVC double glazed window to the side aspect.



## BATHROOM



## FIRST FLOOR

### HALLWAY



## BEDROOM TWO

14'0" x 11'0" (4.27 x 3.37)

The second double bedroom is to the first floor and has a uPVC double glazed window, carpeted flooring and radiator. Large built in storage cupboard with further door to eaves/loft space.



## BEDROOM TWO



## OUTSIDE

### GARDENS

The property stands with a low walled boundary to the front and double wrought iron access gates leading to the driveway which provides ample off road parking. The front garden is laid with shingle for ease and has side fenced boundaries. Double wooden gates leading to the private rear garden. The pleasant rear garden is a good size and again laid with shingle with edged borders and a timber summer house fitted with electric and lighting ideal for relaxing on those summer evenings. Attached timber store.



### GARDENS



### 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 - C

EPC -

## VIEWING ARRANGEMENTS

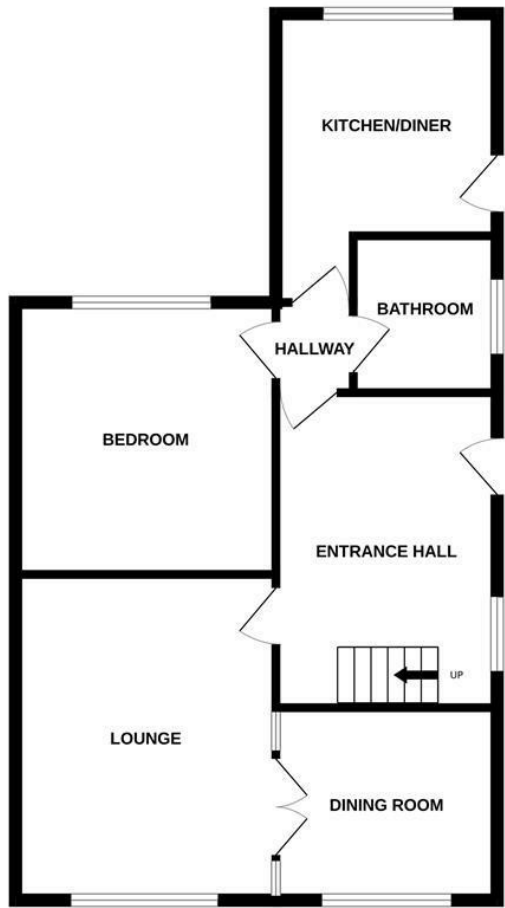
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

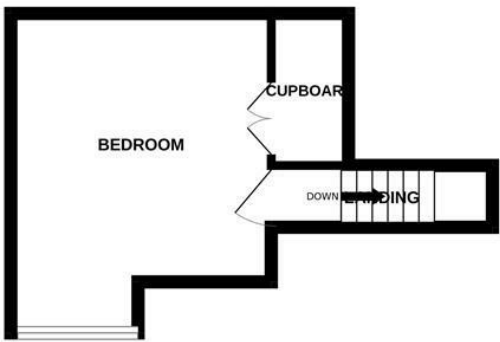
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



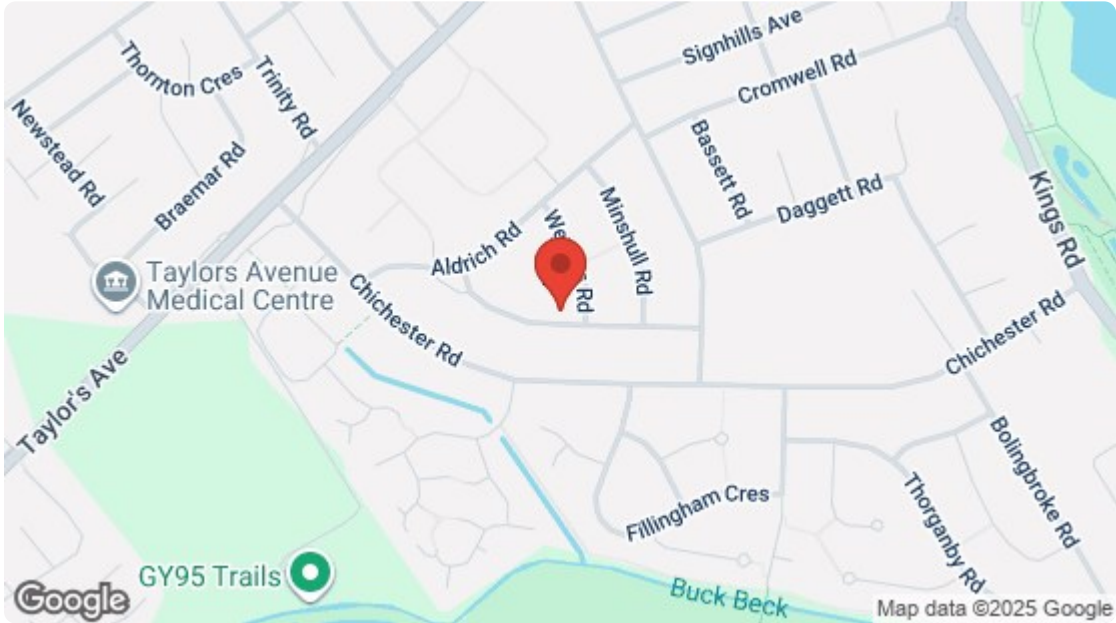
GROUND FLOOR



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                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 67      |           |
| (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.