



61 Oliver Street Cleethorpes, North East Lincolnshire DN35 7QQ

We are delighted to offer to you this THREE BEDROOM MID TERRACE FAMILY HOME situated in the ever popular area of Cleethorpes close to all local amenities and a short walk away from the promenade and the beach. The property does require general updating allowing the new owner to create their perfect home. Benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, front lounge open to the rear lounge diner, kitchen diner and to the first floor three bedrooms and family bathroom. Having a front low maintenance garden with lawned rear garden. Viewing is recommend offered for sale with NO FORWARD CHAIN.

Chain Free £120,000

- CLEETHORPES LOCATION
- MID TERRACE PROPERTY
- KITCHEN DINER
- LOUNGE
- DINING ROOM OR REAR LOUNGE
- THREE BEDROOMS
- BATHROOM
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- 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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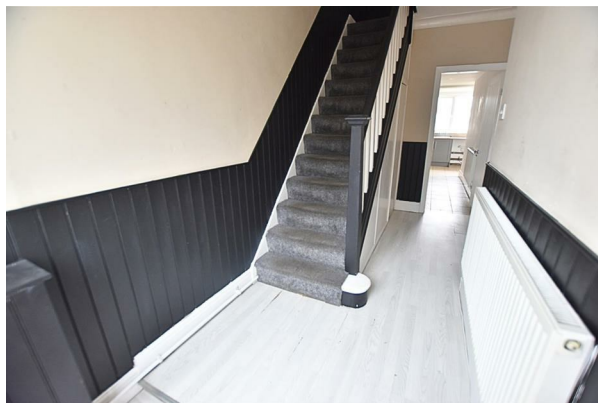
ENTRANCE

Accessed via a uPVC double glazed door with arched top light and side light panels leading into the hallway.



HALLWAY

Having wood effect laminate flooring, tongue and groove panelling to dado height and carpeted stairs leading to the first floor with open spindle balustrade, handy under stairs storage cupboard.



KITCHEN DINER (L-Shaped)

19'1" x 9'6" (5.82 x 2.91)

The kitchen benefits from a range of grey shaker style wall and base units with contrasting wood effect work surfaces tiled splashbacks and incorporates a stainless steel sink and drainer, ample space for a slot in cooker, fridge freezer and automatic washing machine. Wall mounted boiler. Finished with tiled flooring, radiator, uPVC double glazed window to the rear aspect and half glazed uPVC door to the side aspect. Ample space for the family dining table.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LOUNGE

13'0" x 11'7" (3.97 x 3.55)

Having a uPVC double glazed bay window to the front aspect, carpeted flooring and radiator. Feature open chimney breast with tiled hearth and Oak mantel. Open to the rear lounge or dining room.



LOUNGE



LOUNGE DINER



LOUNGE DINER



REAR LOUNGE DINING ROOM

14'5" x 10'8" (4.40 x 3.27)

Open from the front lounge with continued carpeted flooring, radiator and sliding patio doors over looking the rear garden.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with open spindle balustrade.



BEDROOM ONE

11'7" x 10'8" (3.55 x 3.26)

The master bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and built in storage cupboard.



BEDROOM TWO

10'8" x 10'5" (3.26 x 3.20)

The second double bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM THREE

7'9" x 6'11" (2.38 x 2.13)

The third bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and freestanding wardrobe.



BATHROOM

6'9" x 6'8" (2.08 x 2.05)

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



OUTSIDE

GARDENS

The property stands with a low maintenance garden to the front with walled boundaries and wrought iron access gate. The rear garden has fenced boundaries with lawn area, hard standing patio area and feature shingle pathway. Shed.



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 - A

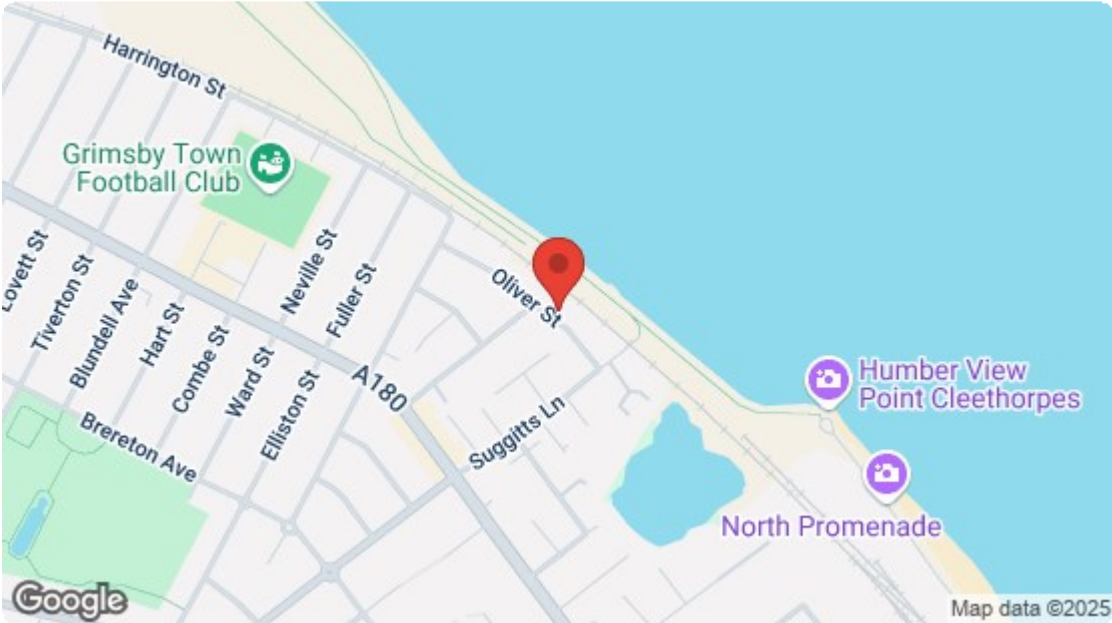
EPC -

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



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