



63 Thorganby Road Cleethorpes, North East Lincolnshire DN35 0HL

A superbly presented THREE BEDROOM SEMI DETACHED HOUSE which is located within Signhill's School Catchment and within easy access of the seafront and the Country Park. The property has been upgraded during recent years and has contemporary styled accommodation including: Entrance hall, cloaks/wc, lounge, full width dining kitchen and to the first floor are three good sized bedrooms and a stylish bathroom/wc. Gas central heating system. Double glazing. Detached brick garage. Well kept front and rear gardens. An early viewing is strongly recommended to avoid disappointment.

£265,000

- EXCELLENT LOCATION CLOSE TO THE SEAFRONT
- CONTEMPORARY STYLED SEMI DETACHED HOUSE
- LOUNGE
- DINING KITCHEN
- CLOAKS/WC
- THREE BEDROOMS
- MODERN BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- BRICK GARAGE
- WELL KEPT GARDENS



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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ENTRANCE HALL

Approached via a grey composite entrance door, this welcoming hall has coving and inset spot lights to ceiling, striking laminate flooring, and a modern radiator. The white spelled staircase leads up to the first floor with three double glazed windows to the side elevation. Useful understairs storage cupboard.



CLOAKS/WC

Fitted with a contemporary dark grey high gloss vanity unit together with a concealed wc. Illuminated wall mounted mirror. Double glazed window. Modern radiator. The walls are finished with attractive wall boarding together with a uPVC tongue and groove ceiling which is inset with spot lights.



LOUNGE (FRONT)

15'7" x 10'7" (4.76 x 3.25)

Having a double glazed window to the front elevation and coving to ceiling. The focal point of this room is the stylish marble effect fire surround which is inset with a modern gas fire.



LOUNGE



KITCHEN/DINING ROOM

17'5" x 13'10" (5.33 x 4.22)

Formerly two rooms this bright and airy full width room is the hub of the property and has a double glazed window and double glazed french doors opening onto the rear garden and again it fitted with modern LVT flooring and has inset spot lights to the ceiling. The kitchen area is fitted with a superb range of grey high gloss base and wall cupboards incorporating an integrated fridge, freezer, dishwasher and washing machine together with a built in oven, micro wave and an induction hob having a stainless steel extractor chimney above. The contrasting quality Sile stone work surfaces are inset with a stainless steel sink and the kitchen area is completed by a matching island unit/breakfast bar area. Sile stone upstands and splash backs.



KITCHEN/DINING ROOM



KITCHEN/DINING ROOM



BREAKFAST BAR PHOTO



FIRST FLOOR

LANDING

Coving and inset spot lights to ceiling. Access to roof space which is partially boarded with electric light and a drop down ladder.



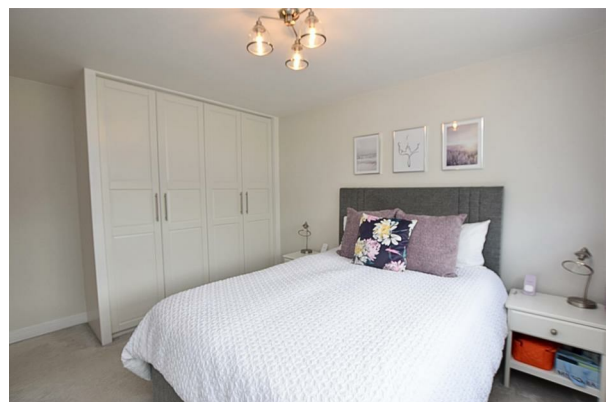
BEDROOM 1 (FRONT)

13'2" x 10'9" (4.02 x 3.28)

Double glazed window to the front elevation, coving to ceiling and fitted with a range of floor to ceiling wardrobes.



BEDROOM 1



BEDROOM 2 (REAR)

12'5" x 10'9" (3.8 x 3.29)

Double glazed window to the rear elevation and coving to ceiling



BEDROOM 3 (REAR)

7'10" x 7'8" (2.39 x 2.36)

Double glazed window to the rear elevation and coving to ceiling.



BATHROOM/WC

5'5" x 7'8" (1.67 x 2.35)

This contemporary styled family bathroom has a dark grey panelled bath having a glass screen and has twin shower heads together with a dark grey high gloss vanity unit incorporating a semi recessed sink with cupboards below and a concealed wc. The walls are finished in a contrasting water proof wall boarding, laminate flooring and uPVC white tongue and groove ceiling which is inset with spot lights. Laminate flooring. Double glazed window.



OUTSIDE

BRICK GARAGE

16'1" x 9'3" (4.92 x 2.84)

Having an electric roller door to the front, light and power.



THE GARDENS

The property stands in superbly well maintained front and rear gardens, with the fore garden being block paved which is offers additional off road parking with the remainder being laid to gravel for ease of maintenance. The rear garden is approached via two high wooden gates which also leads to the brick garage at the rear. The enclosed rear garden contains a good sized artificial lawn which is edged by a neat gravel border, there is a paved patio situated close to the house which extends in the form of a path which leads to a second patio area ideal for outside entertaining. Outside tap.



THE GARDENS



SEATING/ENTERTAINING AREA



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 - B

EPC -C



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			85
(81-91) B			
(69-80) C		73	
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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.