



415 Brereton Avenue Cleethorpes, North East Lincolnshire DN35 7TY

We are delighted to offer this THREE BEDROOM SEMI DETACHED 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 comprises of an Entrance Hall, living room, dining room, cloakroom and a kitchen, three bedrooms and a family bathroom. Gas central heating and double glazing. Front garden and driveway ideal for off- road parking. Enclosed rear garden with laid lawn and single detached brick garage. OFFERED WITH NO CHAIN.

Chain Free £160,000

- POPULAR LOCATION
- THREE BEDROOM SEMI DETACHED
- LIVING ROOM
- DINING ROOM
- KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- SINGLE BRICK GARAGE
- OFF ROAD PARKING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE

Accessed via a glazed uPVC door with side and arched top lights.

HALLWAY

Having original coving to the ceiling, carpeted flooring, radiator and carpeted stairs with white open spindle balustrade leading to the first floor.

KITCHEN

18'4" x 9'3" (5.60 x 2.82)

The kitchen benefits from a range of cream gloss wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob, one and a half eye level electric fan assisted oven with stainless steel chimney style extractor hood. Integrated fridge freezer and space for automatic washing machine. Finished with tiled flooring, dual aspect uPVC double glazed windows and uPVC double glazed door leading to the rear garden.



KITCHEN



LIVING ROOM

13'1" x 15'7" (3.99 x 4.76)

The lounge is to the front aspect with a uPVC double glazed bay window, coving and feature cornice to the ceiling, carpeted floor and radiator. The main focal point is the feature fireplace with wood surround marble back and hearth and gas fire. Double doors leading to the dining room.



LIVING ROOM



DINING ROOM

13'11" x 11'11" (4.26 x 3.65)

The dining room is to the rear aspect with uPVC double glazed French doors, over looking the garden, coving and feature cornice to the ceiling, carpeted flooring and radiator fitted.



DINING ROOM

CLOAKROOM / WC

4'4" x 3'11" (1.33 x 1.20)

Benefiting from a white two piece suite comprising of a low flush WC and hand basin. Finished with carpeted flooring and window to the side aspect of the property. Handed storage unit



FIRST FLOOR

FIRST FLOOR LANDING

The landing has continued open white spindle balustrade and carpeted flooring.

BEDROOM ONE

11'11" x 12'5" (3.64 x 3.79)

The master bedroom is to the rear of the property with a uPVC double glazed window, includes a range of fitted wardrobes, carpeted flooring and a radiator.



BEDROOM ONE



BEDROOM TWO

14'0" x 12'0" (4.27 x 3.67)

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



BEDROOM TWO



BEDROOM THREE

9'1" x 16'0" (2.79 x 4.88)

To the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM THREE



FAMILY BATHROOM

7'11" x 8'3" (2.42 x 2.53)

The bathroom benefits from a white three piece suite comprising of; Corner bath with electric shower over, pedestal hand wash basin and low flush wc. Finished with part tiled walls, tongue and groove panelling to dado height, wood effect laminate flooring, radiator and uPVC double glazed window to the rear aspect. Loft access to the ceiling.



OUTSIDE

GARDENS

The property stands with a low wall boundary to the front aspect with feature wrought iron fencing above, double wrought iron access gates leading to the driveway which provides off road parking the rest of the front garden is laid to lawn with mature planting. Double wooden gates lead to the further driveway and detached garage. The rear garden has fenced boundaries and is mainly laid to lawn with a paved patio area.



GARDEN



SINGLE BRICK GARAGE

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

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

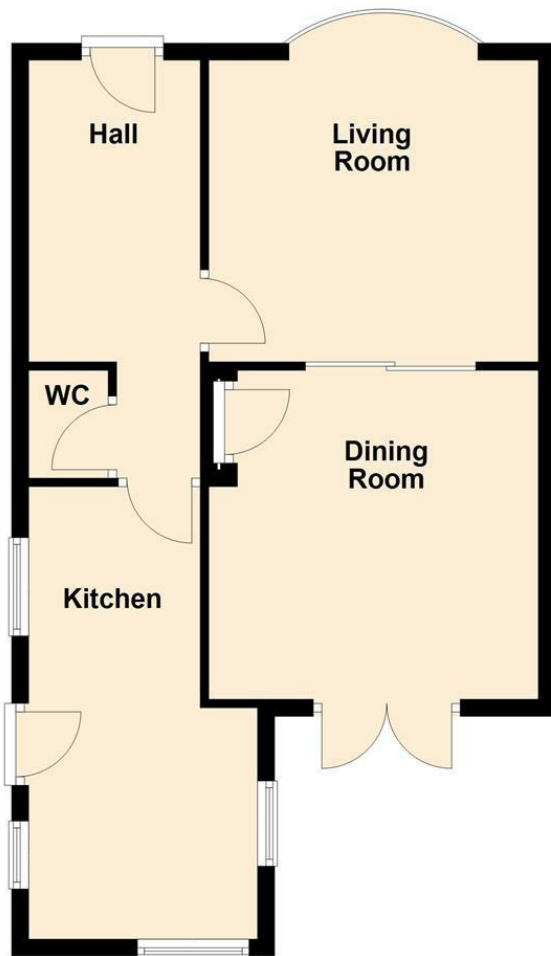
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

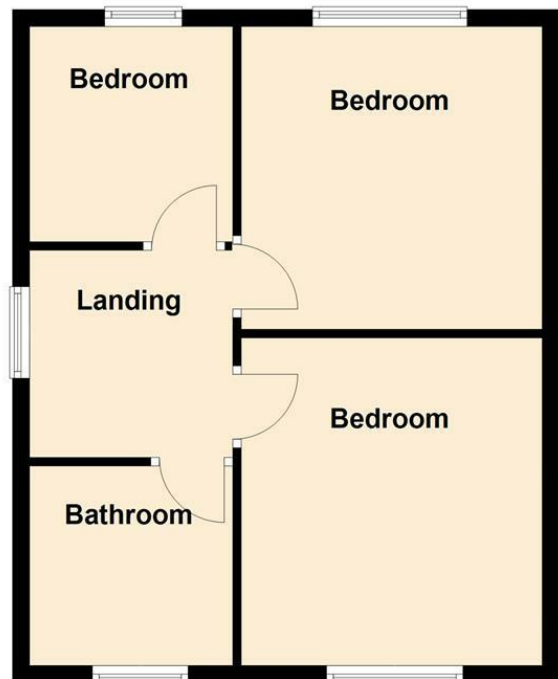
Ground Floor

Approx. 52.2 sq. metres (562.3 sq. feet)

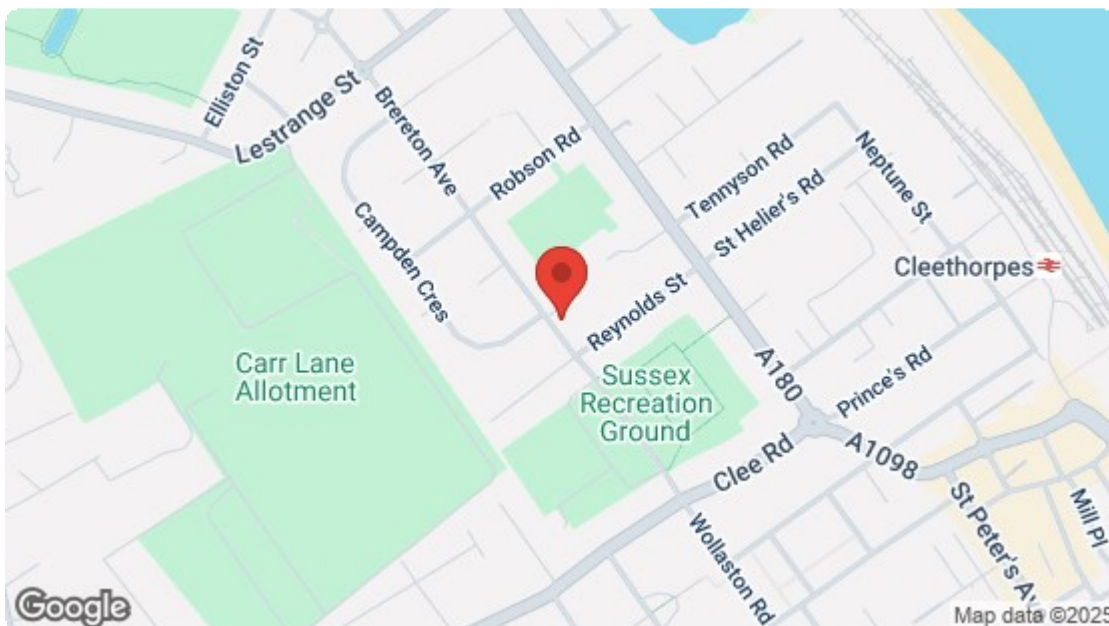


First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 97.5 sq. metres (1049.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.