

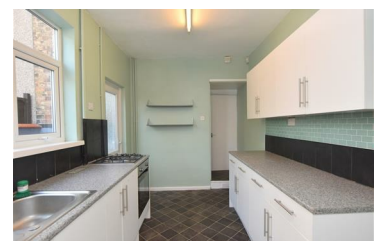


35 Glebe Road Cleethorpes, North East Lincolnshire DN35 8DA

Located in the heart of Cleethorpes is this spacious THREE BEDROOM MID TERRACE HOUSE ideal for FIRST TIME BUYERS/INVESTORS. The accommodation includes: Entrance porch, entrance hall, two good sized reception rooms, fitted kitchen, rear lobby/utility area, separate wc and a bathroom to the ground floor plus three bedrooms one with an en suite shower room/wc to the first floor. Gas central heating system, Extensive double glazing. Front and WEST facing rear gardens. Parking permit available for residents of Glebe Road. NO CHAIN.

£135,000

- LOCATED CLOSE TO CLEETHORPES SEAFRONT AND SHOPS
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- GF BATHROOM & WC
- THREE BEDROOMS
- EN SUITE SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- EXTENSIVE DOUBLE GLAZING
- PARKING PERMITS AVAILABLE FOR THIS ROAD



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE PORCH

Approached via a single multi glazed door. Original tiled floor. Single glazed door leads into the:-

ENTRANCE HALL

Coving to ceiling and radiator with decorative cover.

LOUNGE (FRONT)

14'2" x 9'10" (4.34 x 3)

Having a double glazed bay window to the front elevation, radiator and coving to ceiling. The focal point of this room is the white painted fire surround having a marble effect hearth. Double sliding door leads into the:-



DINING ROOM (REAR)

13'1" x 10'5" (4 x 3.2)

Double glazed window to the rear elevation and radiator.



KITCHEN

14'8" x 11'8" (4.49 x 3.57)

Fitted with a range of white base and wall cupboards having contrasting mottled work surfaces inset with a stainless steel sink unit included in the sale is an electric oven with a gas hob. Tiled splash backs. Vinyl flooring. Double glazed window and door.



KITCHEN



REAR LOBBY

Fitted with a work top with space beneath for washing machine. Double wall cupboard. Doors lead into bathroom and separate wc

SEPARATE WC

Fitted with a low flush wc and a wall mounted sink. Double glazed window.

BATHROOM

5'5" x 7'5" (1.67 x 2.27)

Fitted with a coloured suite comprising a panelled bath with shower attachments to the taps and a pedestal wash hand basin. Tiled wall to the bath area. Double glazed window. Radiator.



FIRST FLOOR

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LANDING

BEDROOM 1 (FRONT)

12'2" x 13'3" (3.73 x 4.06)

Double glazed window. Radiator. Door leads into the:-



EN SUITE

5'5" x 7'5" (1.67 x 2.27)

Fitted with a tiled shower cubicle including an electric shower, a low flush wc and a wall mounted sink. Extractor fan.



BEDROOM 2

8'3" x 13'1" (2.54 x 4)

Double glazed window. Radiator.



BEDROOM 3 (REAR)

11'5" x 7'10" (3.48 x 2.39)

Double glazed window. Radiator. Airing cupboard which now houses the Baxi gas fired boiler.



OUTSIDE

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a mature hedge and is concreted for ease of maintenance. The enclosed WEST facing rear garden has a small eating area situated close to the house and included in the sale is the timber garden shed. Rear pedestrian access.



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.

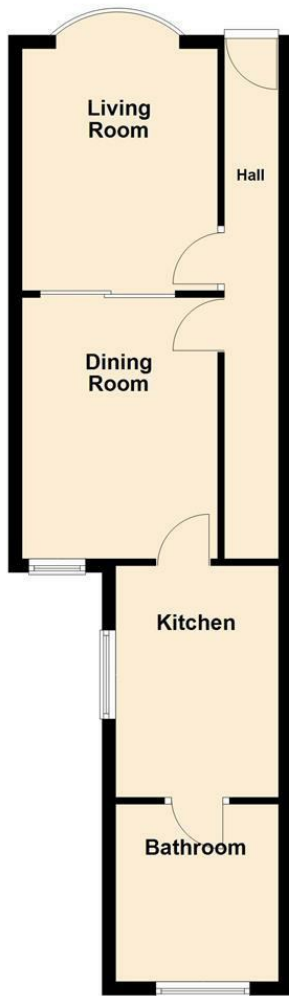
VIEWING ARRANGEMENTS

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. 44.2 sq. metres (475.3 sq. feet)



First Floor
Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 80.8 sq. metres (870.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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.