



8 Wollaston Road Cleethorpes, North East Lincolnshire DN35 8DX

A spacious THREE BEDROOM TRADITIONAL STYLE MID TERRACED HOUSE WHICH IS LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND THE SEAFRONT. The property is in need of some updating and at present comprises: Entrance porch, hall with original tiled floor, two good sized reception rooms, an excellent sized kitchen/breakfast room and wc to the ground floor plus three double bedrooms and a bathroom/wc to the first floor. Gas central heating system (not tested). Double glazing. Front and rear gardens. NO CHAIN.

£110,000

- TRADITIONAL STYLE MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- GOOD SIZED KITCHEN
- CLOAKS/WC
- THREE DOUBLE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- NO CHAIN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a uPVC entrance door into the:-

ENTRANCE HALL

Having the original multi coloured tiled floor, coving to ceiling and a radiator. The staircase leads up to the first floor accommodation.

LOUNGE (FRONT)

14'5" x 11'4" (4.41 x 3.46)

Double glazed bay window to the front elevation, a striking wooden floor, coving to ceiling, a Victorian style radiator and two wall lights. The focal point of this room is the exposed brick chimney recess which has a black cast iron fire inset (not tested)

DINING ROOM

11'8" x 13'1" (3.56 x 4.01)

Another good sized reception room having a double glazed window, fitted picture rail and a Victorian style radiator. The modern wood fire surround is inset with a gas fire (not test).



KITCHEN/BREAKFAST ROOM

21'11" x 9'2" (6.7 x 2.8)

This excellent sized kitchen is fitted with a range of yellow painted base and wall cupboards including an dresser unit and two open wicker basket drawers. The wooden work surfaces are inset with a small butler sink unit. The appliances have not been tested but include a 5 ring gas hob with an extractor above, an electric oven and coffee machine. Tiled flooring. Two double glazed windows and double glazed french doors which leads out to the rear garden. Inset spot lights to ceiling. Radiator.



KITCHEN



CLOAKS/WC

Fitted with a small wall mounted sink and a wc (in need of attention). Tiled flooring. Radiator. Double glazed window.

FIRST FLOOR

LANDING

Access to roof space. Two radiators.

BEDROOM 1 (FRONT)

15'0" x 11'10" (4.59 x 3.63)

Having two double glazed windows, laminate flooring and a Victorian style radiator.



BEDROOM 2 (MIDDLE)

13'2" x 9'1" (4.02 x 2.79)

Double glazed window. Victorian style radiator and laminate flooring.



BEDROOM 3 (REAR)

13'1" x 9'2" (4.01 x 2.80)

Double glazed window, radiator and again fitted with laminate flooring.



BATHROOM/WC

6'1" x 7'11" (1.86 x 2.42)

Fitted with a suite in white comprising a panelled bath having a an electric shower and glass screen, a pedestal wash hand basin and a low flush wc. The walls are partially finished in a black waterproof wall boarding. Radiator. Double glazed window. Built in original airing cupboard.



OUTSIDE

THE GARDENS

The property stands in both front and rear 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 -

EPC -

VIEWING ARRANGEMENTS

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

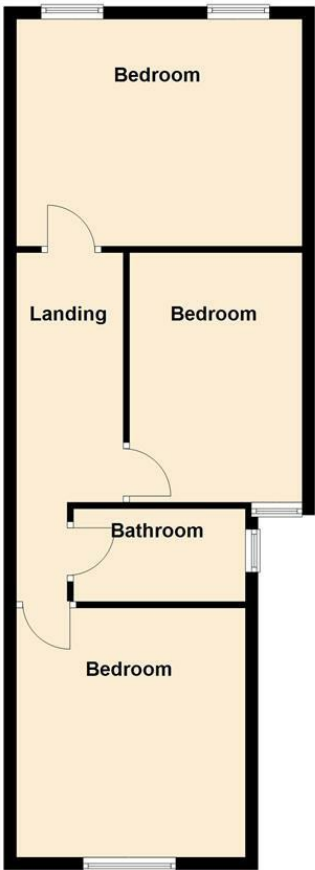
MEASUREMENTS

All measurements are approximate.

Ground Floor
Approx. 55.0 sq. metres (591.5 sq. feet)



First Floor
Approx. 56.7 sq. metres (610.2 sq. feet)



Total area: approx. 111.6 sq. metres (1201.7 sq. feet)



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			
			76
	57		
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.