



185 Clee Road Cleethorpes, North East Lincolnshire DN35 9HX

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated in the highly regarded area of Cleethorpes with easy access to the sea front and promenade with its abundance of amenities, highly regarded schools, good bus routes and motorway links to the Humber Bank. The property is in need of refurbishment and general updating but benefits from gas central heating and uPVC double glazing. Retaining many original features and comprising of; Entrance Porch, reception hallway, lounge, cloakroom, rear sitting/dining room which is open plan to the kitchen and to the first floor three good sized bedrooms and family bathroom. Sitting back from the road with a driveway for off road parking and enclosed westerly facing rear garden. Detached garage which has been converted into a home office/ bar with cloakroom/wc. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £180,000

- IN NEED OF REFURBISHMENT
- RETAINING ORIGINAL FEATURES
- TWO RECEPTION ROOMS
- KITCHEN DINER
- CLOAKROOM
- THREE BEDROOMS
- BATHROOM
- CONVERTED GARAGE WITH BAR & WC
- FRONT & REAR GARDENS
- NO CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via uPVC double glazed French door with side and top light panels into the porch.



PORCH

Retaining original tiling to dado height and matt flooring. Original wooden door with stained glass, side and top lights.



RECEPTION HALLWAY

The welcoming has original panelling with coved ceiling, high skirts and dado rail. Finished with carpeted flooring, under stairs storage cupboard, cloaks area, radiator and returned carpeted stairs leading to the first floor with enclosed banister.



HALLWAY



CLOAKROOM

4'5" x 3'10" (1.36 x 1.19)

Benefitting from a white two piece suite comprising of; Low flush wc and hand wash basin. Finished with vinyl flooring, radiator and uPVC double glazed window to the side aspect.



FIRST RECEPTION LOUNGE

16'4" x 12'11" (4.98 x 3.94)

This great sized room has a uPVC double glazed bay window to the front aspect, coving and feature cornice to the ceiling, high skirtings, carpeted flooring and radiator. Feature open chimney breast with tiled back and hearth, ornate white wood surround and electric stove.



FIRST RECEPTION LOUNGE



KITCHEN DINER

18'9" x 7'1" (5.72 x 2.17)

The kitchen diner is open plan to the rear reception room creating a bright open space for a growing family. The kitchen area benefits from a range of grey front walled and base units with contrasting work surfaces and part tiled splashbacks. Incorporating a ceramic sink and drainer, cookmaster range with tiled splashback and ornate top and ample space for further appliances. Wall mounted boiler in matching unit. Finished with laminate flooring, dual aspect uPVC double glazed windows and half glazed uPVC door leading to the side driveway.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



REAR RECEPTION ROOM

16'4" x 10'6" (5.00 x 3.22)

The rear reception room is open to the kitchen diner to create a fabulous living area ideal for seating or dining. Finished with carpeted flooring, coving and cornice to the ceiling, high skirts, radiator, open chimney breast with tiled hearth and back and ornate white wood surround, uPVC double glazed French doors with side light windows leading to the rear garden.



REAR RECEPTION ROOM



REAR RECEPTION ROOM



REAR RECEPTION ROOM



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring from the returned stairs, enclosed banister, panelled walls, coved ceiling, high skirtings and uPVC double glazed window to the side aspect. Loft access to the ceiling with pull down ladder.



BEDROOM ONE

16'1" x 10'3" (4.91 x 3.13)

The master bedroom is to the front of the property with a uPVC double glazed bay window, coving to the ceiling, high skirtings, carpeted flooring, radiator and two built in wardrobes to the alcoves.



BEDROOM TWO

12'2" x 11'7" (3.71 x 3.55)

The second double bedroom is to the rear of the property with a uPVC double glazed window, coved ceiling, high skirtings, carpeted flooring and radiator.



BEDROOM THREE

8'1" x 7'11" (2.47 x 2.43)

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



BATHROOM

8'3" x 7'7" (2.54 x 2.33)

The bathroom is in need of updating however benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, low flush wc and counter top hand wash basin. Finished with part tiled walls, radiator and uPVC double glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property stand away from the road with fenced boundaries and double wrought iron entrance gates. Driveway providing off road parking with gravelled area to the side for further parking, mature planting to the borders and double wooden gates leading to the further driveway. The westerly facing rear garden has fenced boundaries and is decked for ease of maintenance. wooden wendy house.



THE GARDENS



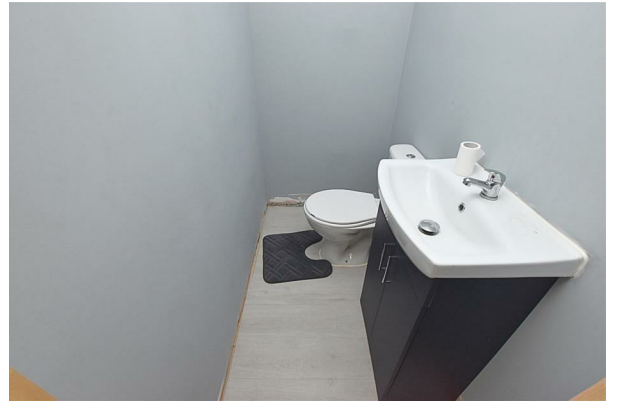
THE GARAGE/BAR

22'4" x 10'2" (6.81 x 3.11)

The brick built garage has been converted to create a home office and bar with handy cloakroom. Finished with wooden side access door, uPVC French doors, carpeted flooring, electric and lighting and wooden bar area. The Cloakroom benefits from a white two piece suite comprising of; Low flush wc and vanity hand wash basin with storage cupboard and finished with wood effect laminate flooring.



THE GARAGE BAR



REAR OF PROPERTY



COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - D

TENURE - FREEHOLD

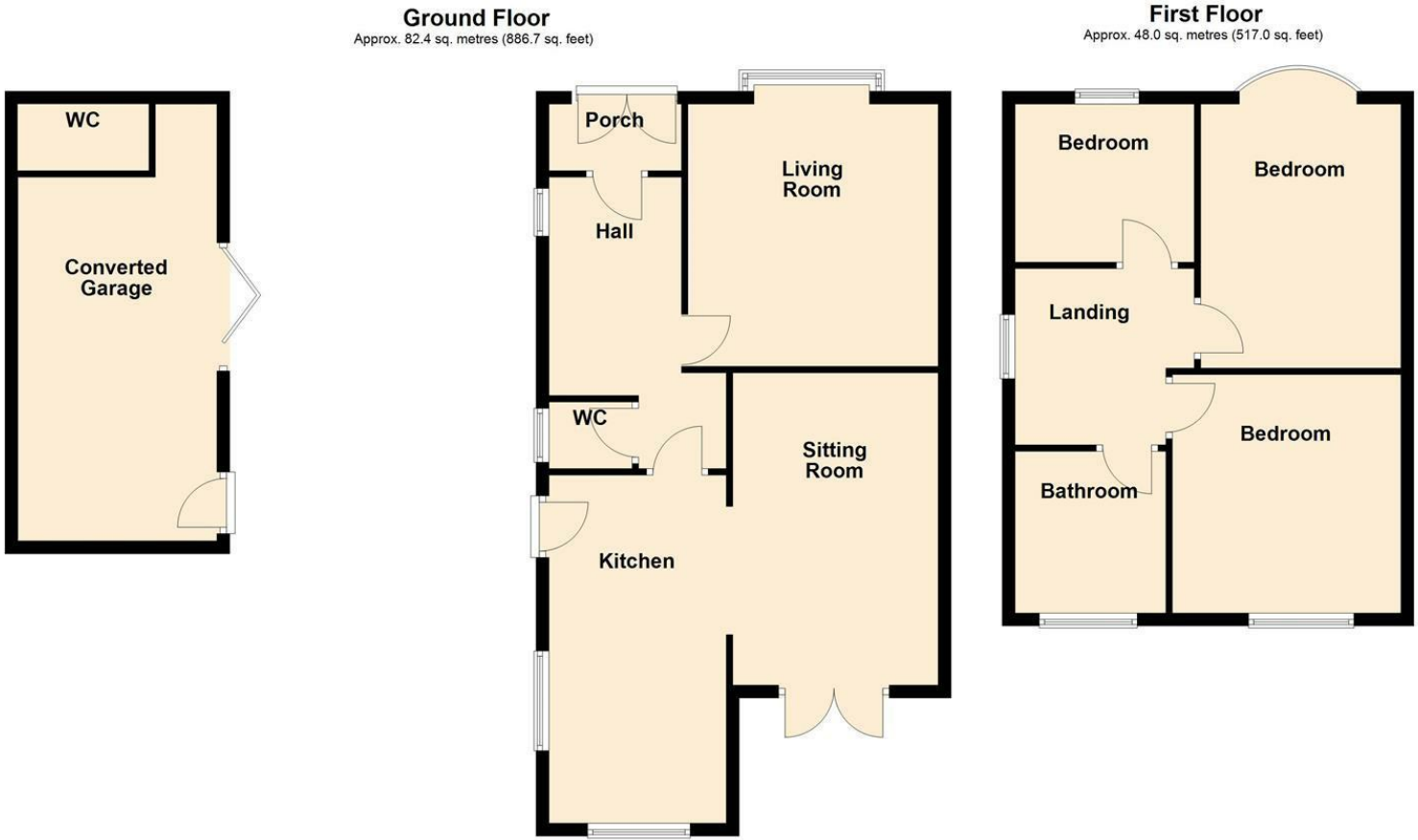
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



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	58	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.