



2 Normandy Road Cleethorpes, North East Lincolnshire DN35 9JB

We are delighted to bring to the market this THREE BEDROOM SEMI-DETACHED FAMILY HOME, ideally situated in a sought-after position just off Davenport Drive, offering excellent access to Cleethorpes town centre and the seafront. The accommodation briefly comprises: welcoming entrance hall, spacious living room, kitchen diner, utility area, and a ground floor WC. To the first floor there are three bedrooms and a shower room. Externally, the property enjoys both front and rear gardens, mainly laid to lawn, providing scope for landscaping and outdoor improvements. Whilst benefitting from gas central heating and double-glazed windows, the property would now benefit from a scheme of modernisation and updating throughout. This gives any prospective buyer a fantastic opportunity to put their own stamp on the home and create a stylish family property in a highly desirable location. Viewing is highly recommended.

£125,000

- POPULAR LOCATION
- SEMI DETACHED FAMILY HOME
- KITCHEN DINER
- LOUNGE
- UTILITY AREA
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING/
DOUBLE GLAZING
- FRONT AND REAR GARDENS
- NO FORWARD CHAIN



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.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC double glazed door into the hallway.

HALLWAY

Accessed via a uPVC double glazed door, carpeted flooring leading to the first floor



LIVING ROOM

14'4" x 13'7" (4.37 x 4.15)

To the rear of the property with a uPVC double glazed bay window ,carpeted flooring, Gas Fire with surround, and radiator.



LIVING ROOM



KITCHEN DINING

18'10" x 10'5" (5.76 x 3.19)

This kitchen benefits from a range of wood fronted wall and base units with contrasting work surfaces and fully tiled walls. Stainless steel sink, slot in cooker and ample space for a under counter tumble dryer or dishwasher. Open to the dining area which has a uPVC double glazed door with side light panel to the rear aspect, carpeted flooring, radiator, and original tiled fire place with gas fire.



KITCHEN DINING



KITCHEN DINING



UTILITY AREA

9'4" x 5'10" (2.86 x 1.78)

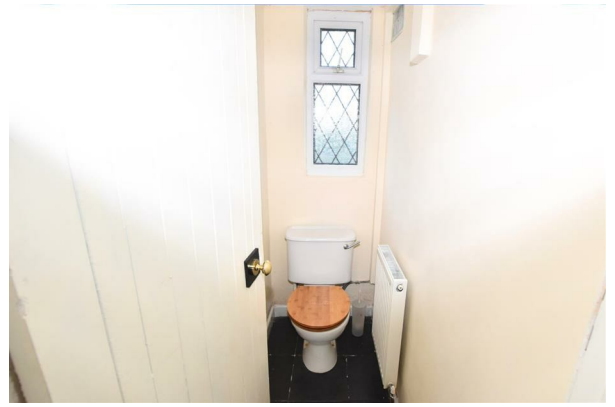
Handy utility area with tiled flooring and uPVC double glazed window to the rear aspect.



CLOAKROOM/ WC

5'7" x 2'8" (1.71 x 0.82)

Benefitting from a white low flush wc, tiled flooring, radiator and uPVC double glazed window to the front aspect.



BEDROOM ONE

13'6" x 12'4" (4.14 x 3.78)

To the rear aspect with uPVC double glazed window, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

11'7" x 10'5" (3.55 x 3.20)

To the rear aspect with uPVC double glazed window, carpeted flooring and radiator.



BEDROOM THREE

10'0" x 6'9" (3.07 x 2.08)

To the front aspect with uPVC double glazed window, carpeted flooring , radiator. Space for storage.



SHOWER ROOM

7'8" x 5'4" (2.34 x 1.65)

Benefiting from a white three piece suite comprising; walk in shower with glazed screen, pedestal hand wash basin and low flush wc. Finished with fully tiled walls, vinyl flooring and window to front aspect.



OUTSIDE



GARDENS

The property features both front and rear gardens. The front garden offers a lawn with hedge boundaries and a pathway leading to the property. The rear garden provides a generous outdoor space with a central lawn, mature planting, and fenced boundaries.



GARDENS



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 - B

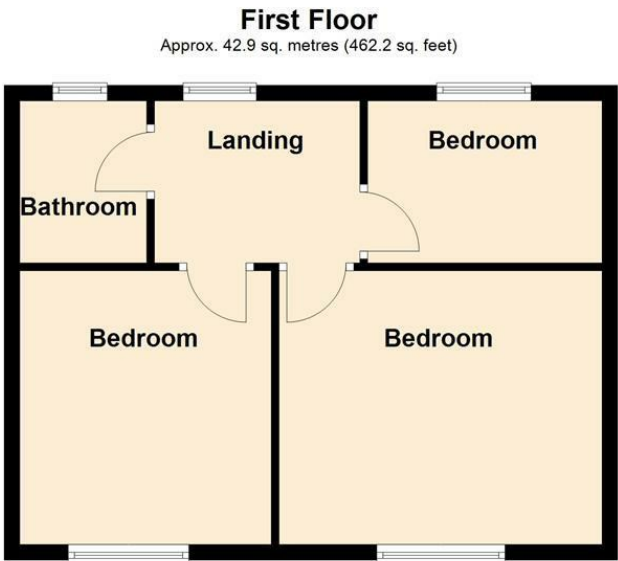
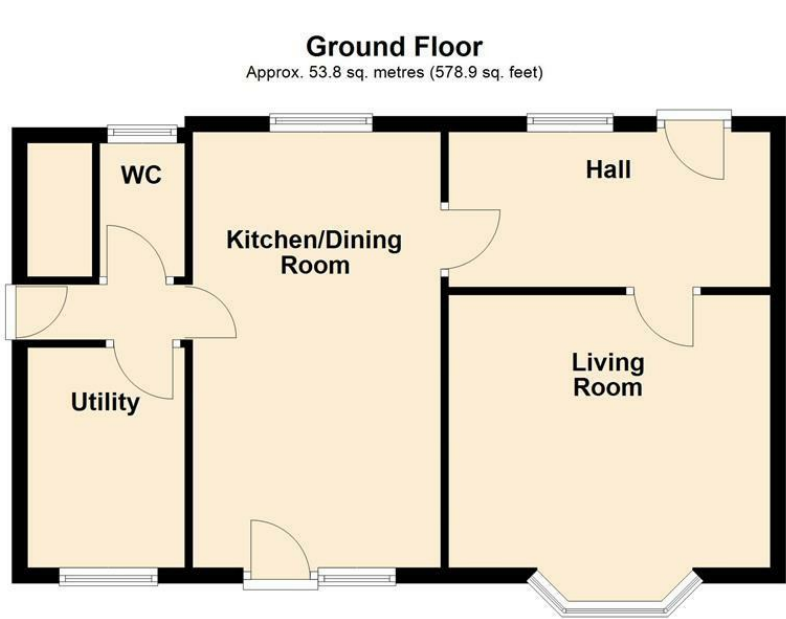
EPC -

OPENING TIMES

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

VIEWING ARRANGEMENTS

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



Total area: approx. 96.7 sq. metres (1041.2 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		
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.