



11 Neville Street Cleethorpes, North East Lincolnshire DN35 7PZ

Fully Refurbished Three Bedroom Mid-Terrace – Turn Key Condition
Situating just off Grimsby Road, close to Cleethorpes town centre, cafes, bars, restaurants and the seafront this beautifully refurbished mid-terrace home is ready to move straight into. The property offers a modern through lounge/diner, stylish new kitchen with integrated appliances, utility area, ground floor bathroom, three first floor bedrooms and a separate toilet. Refurbishment works include a new kitchen and bathroom, full redecoration and flooring throughout, new internal doors, complete rewire, and a new boiler and gas central heating system. Externally, there's a new roof covering, fascias, new fencing and gates, and newly landscaped gardens. All appliances come with manufacturer warranties, the boiler has a five-year guarantee, and all works have been completed to a high standard. With excellent bus routes, motorway links, and all amenities close by, this superb property is an ideal first-time purchase in a sought-after location.

Chain Free £110,000

- FULLY REFURBISHED & MODERNISED
- IDEAL FIRST TIME BUY
- MODERN KITCHEN
- THROUGH LOUNGE DINER
- MODERN BATHROOM (GROUND FLOOR)
- THREE GOOD SIZED BEDROOMS
- UPSTAIRS TOILET
- NEW CARPETS
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

.

ENTRANCE

Accessed via a wooden door with top light above into the porch area.

PORCH

Having newly fitted mat flooring with light and half glazed uPVC double glazed door into the hallway.

HALLWAY

The welcoming hallway set the feel for the rest of the property with its modern panelled walls, wood effect Herringbone style flooring, white washed staircase with carpet runner leading to the first floor, radiator and modern white panelled connecting doors.



HALLWAY



LOUNGE

13'0" x 9'4" (3.97 x 2.86)

Having a uPVC double glazed window to the front aspect, original coving to the ceiling, high skirtings and continued wood effect Herringbone style flooring, modern inset to chimney breast, wall mounted TV socket and radiator. The lounge is open to the dining area.



LOUNGE



LOUNGE



THROUGH LOUNGE DINER



DINING ROOM

12'5" x 9'9" (3.80 x 2.98)

Open front the lounge with continued decoration and flooring, down lights to the ceiling, large understairs storage cupboard and newly fitted glazed uPVC door with side light panel and arched top light.



DINING ROOM



KITCHEN

11'2" x 8'0" (3.42 x 2.44)

The newly fitted modern kitchen benefits from a large range of shaker style wall and base units in a forest green colour with black handles and modern wood effect worksurfaces with matching up stands incorporating a composite sink and drainer, ceramic hob with glass splashback and black chimney style extractor hood, electric oven, integrated fridge freezer and dishwasher. Finished with down lights to the ceiling, tiled effect vinyl flooring and a uPVC double glazed window to the side aspect.



KITCHEN



KITCHEN



KITCHEN



KITCHEN



UTILITY AREA

The utility area has a matching unit to the kitchen which houses the wall mounted boiler, ample work surface and plumbing for an automatic washing machine, further space for a tumble dryer. Finished with tiled effect vinyl flooring.



BATHROOM (GROUND FLOOR)

8'2" x 5'6" (2.49 x 1.68)

The newly refurbished bathroom benefits from a modern white three piece suite comprising of; L-Shaped bath with shower over and glazed screen all finished with a modern black trim, grey vanity hand wash unit with handy storage and a low flush wc. Finished with modern tiling to the walls, feature panelled effect tiled wall, down lights, black heated towel rail, tiled effect vinyl flooring and a uPVC double glazed window to the rear aspect.



BATHROOM



BATHROOM



FIRST FLOOR

FIRST FLOOR LANDING

The split level landing has continued panelled walls to dado height, newly fitted carpeted flooring, white open spindle balustrade, modern white panelled connect doors and original built in storage cupboard. Loft access to the ceiling.



FIRST FLOOR LANDING



MASTER BEDROOM

13'1" x 10'11" (4.01 x 3.34)

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



BEDROOM TWO

12'5" x 8'0" (3.81 x 2.44)

The second double bedroom has a uPVC double window to the rear, newly fitted carpeted flooring and radiator.



BEDROOM THREE

8'2" x 8'0" (2.49 x 2.46)

Having a uPVC double glazed window to the rear aspect, newly fitted carpeted flooring and radiator.



TOILET

4'10" x 2'7" (1.48 x 0.81)

The handy toilet benefits from a low flush wc with hand wash basin in the cistern, modern tongue and groove panelling to dado height, carpeted flooring and extractor fan fitted.



OUTSIDE

THE GARDENS

The property stand with a low maintenance gravelled front garden with pathway leading to the property, newly fenced boundaries and a new wood access gate. The pleasant enclosed rear garden has newly fenced boundaries with a rear wood gate leading to the secure passage way, raised gravelled patio area and lawn with sleeper style edging.



THE GARDENS



THE GARDENS



REFURBISHMENT

- New roof covering to front bay
- New fascia's & rainwater goods
- New roof covering to main rear slope & rear addition
- Full external redecoration
- Newly installed loft & ground floor insulation
- New kitchen with integrated appliances
- New bathroom & sanitaryware
- New internal doors
- Full internal redecoration throughout
- Full new flooring throughout
- New pvc rear door and arched top-light
- Fully re-wired, with new consumer unit and fittings throughout
- New boiler and gas central heating system, including wireless thermostat
- New boundary fences to rear side and front
- New front & rear gates
- Newly turfed and stone covered areas to 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 - A

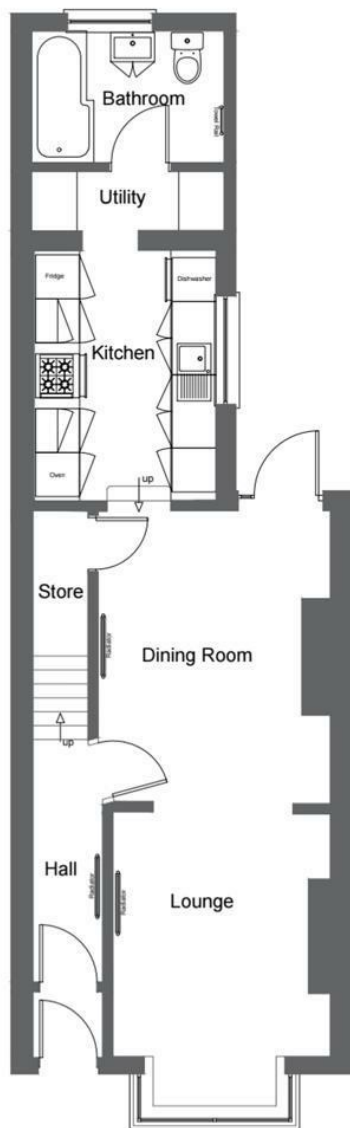
EPC -

VIEWING ARRANGEMENTS

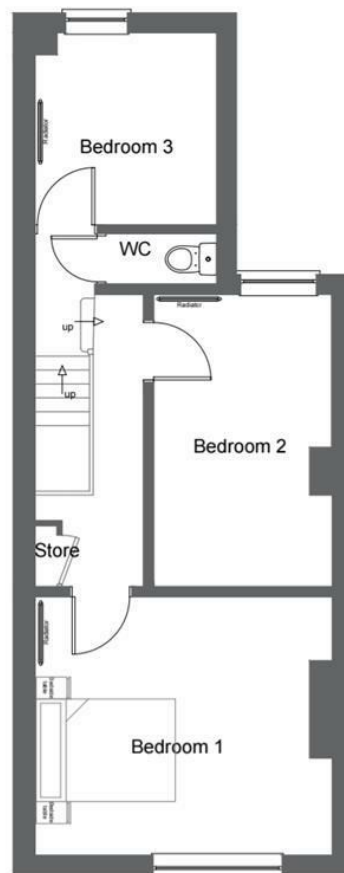
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

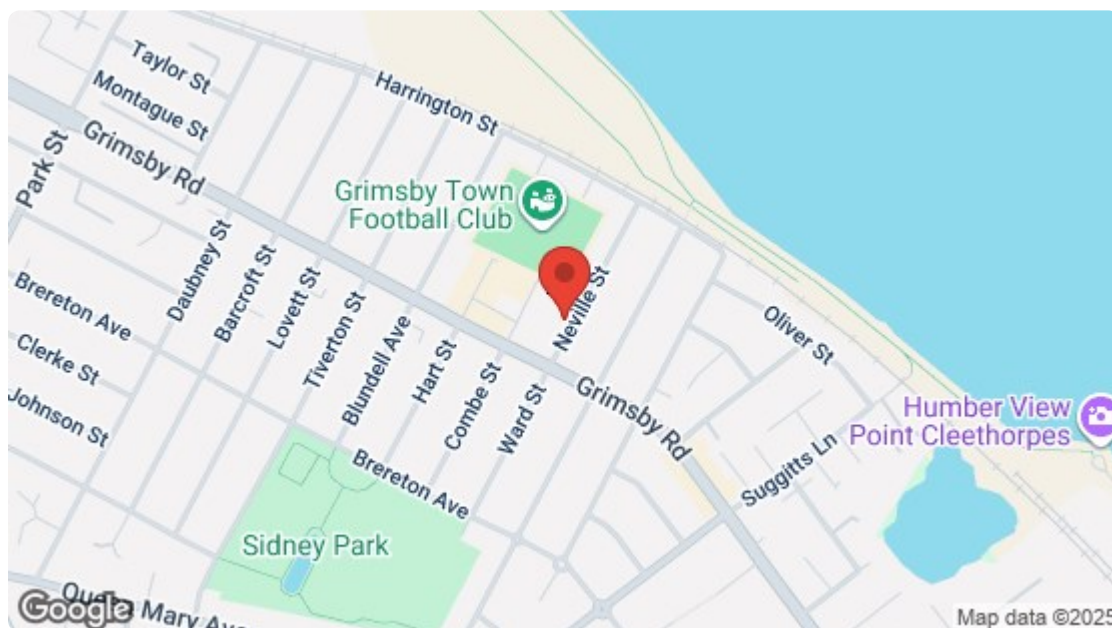
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Ground Floor Layout



First Floor Layout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	73	
(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.