



## 32 Philip Avenue Cleethorpes, North East Lincolnshire DN35 9DN

We are delighted to offer for sale the TWO BEDROOM SEMI DETACHED BUNGALOW with larger than average fore gardens, situated in the popular residential area of Cleethorpes just off Sandringham Road, close to all local amenities with good bus routes and motorway links. The property is in need of general refurbishment whilst benefitting from gas central heating (Boiler 3 years old) and uPVC double glazing. The accommodation comprises of; entrance hallway, kitchen, conservatory, lounge, two double bedroom and bathroom. The property stands with low walled boundaries and open access red brick paved driveway having ample space for several vehicles leading to the detached garage. The garden is mainly laid to lawn with mature planting to the borders, ample space for a caravan storage area with a wrought iron gate leading to the paved rear garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £150,000**

- CLEETHORPES LOCATION
- SEMI DETACHED BUNGALOW
- KITCHEN
- CONSERVATORY
- LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- LARGE SIDE GARDEN
- DRIVEWAY & DETACHED GARAGE
- NO FORWARD CHAIN





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Accessed at the side of the property via a uPVC double glazed door into the hallway.



### HALLWAY

Having coving to the ceiling with wood effect laminate flooring, radiator and handy cloaks cupboard.



### KITCHEN

11'11" x 7'10" (3.65 x 2.40)

The kitchen benefits from a range of beach fronted wall and base units with contrasting work surfaces incorporating a stainless steel sink and drainer having ample space for all appliances. Finished with fully tiled walls and floor, radiator and dual aspect uPVC double glazed windows and half glazed uPVC door leading into the conservatory. Wall mounted boiler.



### KITCHEN



## KITCHEN



## CONSERVATORY

13'8" x 9'7" (4.17 x 2.93)

Having a brick base with uPVC double glazed windows above and French doors leading to the rear garden. Finished with wood effect laminate flooring.



## LOUNGE

13'10" x 10'7" (4.22 x 3.23)

Having dual aspect uPVC double glazed windows with blinds fitted creating ample natural light, coving to the ceiling, carpeted flooring and radiator. Feature marble fireplace with inset remote control gas fire.



## LOUNGE





## BEDROOM ONE

12'1" x 11'7" (into wardrobes) (3.69 x 3.54 (into wardrobes))

The largest of the two bedrooms is to the front aspect with a uPVC double glazed window with blinds fitted, coving to the ceiling, carpeted flooring, radiator and wall to wall fitted wardrobes.



## BEDROOM TWO

12'8" x 8'5" (3.88 x 2.59)

To the rear of the property with a uPVC double glazed window, coving to the ceiling, wood effect laminate flooring and radiator.



## BATHROOM

9'5" x 5'3" (2.88 x 1.62)

Benefitting from a white three piece suite comprising of; Bath with hand shower attachment, pedestal hand wash basin and wc. Finished with fully tiled walls and floor, heated towel rail, handy storage cupboard and uPVC double glazed window to the rear aspect.



## OUTSIDE

### THE GARDENS

The property enjoys a corner plot with larger than average fore gardens. Having low walled boundaries to the front with an open access red brick paved driveway providing off road parking for several vehicles and leading to the detached garage. The gardens are mainly laid to lawn with mature planting to the borders. Ample space to store a caravan or large motorhome. Wrought iron gate leading to the rear garden which is paved for low maintenance and has fencing to the boundaries.



## THE GARDENS



## THE GARDENS



## GARAGE

The detached garage has an electric roller door to the front aspect and side courtesy door. Fitted with electric.



## 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.



| 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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.