



## 7 Garnett Street Cleethorpes, North East Lincolnshire DN35 7HG

A spacious THREE BEDROOM MID TERRACE PROPERTY which is located within easy reach of off local amenities including schooling, bus services and shopping. Being sold with vacant possession the accommodation includes: Entrance porch, entrance hall, two reception rooms, pantry cupboard, kitchen plus three double bedrooms and a modern shower room to the first floor. Gas central heating system. Double glazing. Front and rear gardens.

- POPULAR RESIDENTIAL LOCATION CLOSE TO AMENITIES
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- KITCHEN & PANTRY CUPBOARD
- THREE DOUBLE BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- NO CHAIN

**£109,950**



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE PORCH

Approached via a uPVC entrance door. Tiled floor and half tiled walls. A single glazed door leads into the:-

### ENTRANCE HALL

Fitted with a striking Parquet wooden floor and decorated with Lincrusta to dado height. Radiator. The staircase leads up to the first floor which has fitted cupboards below. All the internal wooden doors have been dipped and stripped to enhance their original condition.



### LOUNGE

16'6" max x 10'8" (5.03 max x 3.27)

Having a double glazed bay window to the front elevation, radiator and coving to ceiling. The focal point of this room is the wooden fire surround which is inset with an electric fire.



### PANTRY

6'6" x 7'8" (2 x 2.35)

This useful pantry has a terracotta tiled flooring, a modern Logic wall mounted gas fired boiler, fitted shelving and original drawer unit. Double glazed window. Plumbing for an automatic washing machine.



### DINING ROOM

13'5" x 11'3" max (4.1 x 3.45 max)

This second spacious reception room has a substantial double glazed bay window to the side elevation and radiator.





## KITCHEN

10'4" x 9'4" (3.17 x 2.86)

Fitted with base units having contrasting work surfaces inset with a stainless steel sink and having space for a slot in cooker which is included in the sale. Two double glazed windows and a uPVC side door.



## FIRST FLOOR

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## LANDING

Fitted with an original storage cupboard, access to roof space and decorated with Lincrusta to dado height.



## BEDROOM ONE (FRONT)

11'0" x 14'1" (3.37 x 4.31)

Double glazed window to the front elevation and radiator.



## BEDROOM TWO

10'9" x 8'9" (3.3 x 2.68)

Double glazed window. Radiator.



### **BEDROOM THREE (REAR)**

11'9" x 9'3" (3.59 x 2.83)

Double glazed window, fitted picture rail and radiator.



### **SHOWER ROOM/WC**

6'2" x 5'9" (1.88 x 1.76)

This modern shower room is fitted with a walk in shower area having a glass screen to the front, a low flush wc and a white vanity unit. The walls are finished in a contrasting grey waterproof wall boarding. Heated towel rail. Double glazed window and laminate flooring.



### **OUTSIDE**



### **THE GARDEN**

The property stands in both front and rear gardens, the fore garden is set behind a small brick wall with the enclosed rear garden having a rear pedestrian access and a timber summer house.



### **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 -

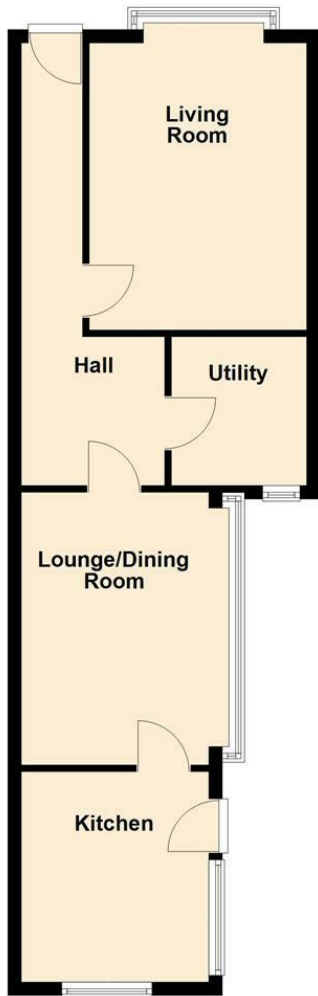
### **VIEWING ARRANGEMENTS**

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

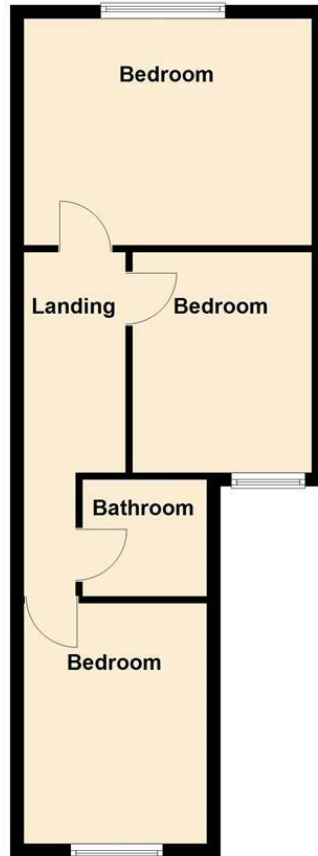
### **OPENING TIMES**

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

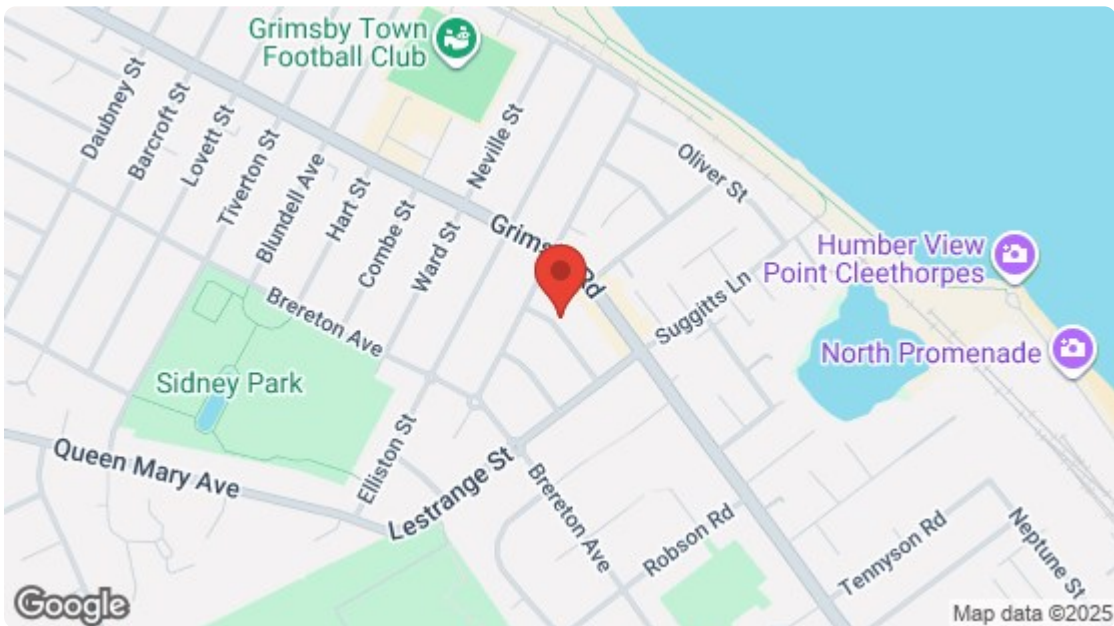
**Ground Floor**  
Approx. 49.9 sq. metres (537.0 sq. feet)



**First Floor**  
Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 94.4 sq. metres (1015.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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.