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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Young Place

Cleethorpes
DN35 7SL

Offers in the Region Of
£166,500

Coming to the market with NO FORWARD CHAIN is this fully renovated to live in two bedroom semi detached house. Set in a quiet Cul-de-sac just off Queen Mary Avenue close to good schools, transport links and amenities, this property has been lovingly refurbished and is only available due to a change in circumstances. A super ground floor layout offers a porch to the front, beautiful entrance hall, welcoming warm lounge and superb modern open plan kitchen dining room plus ground floor WC and rear entrance. The first floor offers two double bedrooms, bathroom with shower over bath and separate WC. Outside the rear is secure with lawn and concrete patio with the front offering concrete and block paved driveway for four cars plus additional parking on gravel garden area.

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Entrance porch

1' 10" x 5' 5" (0.56m x 1.65m)

uPVC French doors with four other uPVC windows and tiled floor.

Entrance hall

10' 7" x 6' 2" (3.22m x 1.89m)

With white decor, laminate flooring, wood frosted front door, under stairs storage cupboards, radiator, pendant light and uPVC window to the side.

Lounge

10' 6" x 10' 8" (3.20m x 3.25m)

A cosy well presented lounge has large uPVC window to the front, green decor with picture rail, light wood laminate flooring, radiator, built in storage and pendant light.

Kitchen diner

17' 3" x 10' 0" (5.25m x 3.05m)

A stunning open plan kitchen dining room has literally only just been completed and is the heart of the house. A generous range of matte grey wall and base units run on three sides of the rooms with grey/brown slate effect work tops, splash back returns and stainless sink drainer over. The room has integral oven grill, electric hob and extractor with space for integral tall fridge freezer and washing machine. There is white decor, wood laminate flooring, three uPVC windows, uPVC French doors to the rear, pendant lights and radiator.

Rear lobby

4' 1" x 3' 4" (1.24m x 1.01m)

The rear lobby has uPVC frosted door and window, light brown half tiled walls with white decor over, grey speckled vinyl floor and pendant light.

Cloakroom

4' 11" x 3' 4" (1.49m x 1.01m)

A handy ground floor WC has WC, grey speckled vinyl floor, half tiled light brown walls with white decor over and wall light.

Stairs and landing

A modern black painted staircase banister and landing has beige carpet, white decor, pendant light, uPVC window to the front and radiator

Bedroom One

8' 11" x 10' 8" (2.71m x 3.25m)

The bedroom to the rear is the larger of the two doubles and has white and pink decor, beige carpet, radiator, pendant light and uPVC window to the rear.

Bedroom Two

10' 2" x 10' 8" (3.10m x 3.25m)

The second double room has white decor, beige carpet, radiator, pendant light and uPVC window to the front.

Family Bathroom

8' 2" x 6' 2" (2.50m x 1.89m)

A good sized bathroom has family bath with shower over the bath with grey aqua boarded splash backs, white decor, frosted uPVC window, wood laminate flooring, radiator, ceiling light and loft access.

First floor WC

2' 4" x 3' 7" (0.70m x 1.10m)

Separate to the bathroom the first floor WC has sink and WC, wood laminate floor, white decor and ceiling light.

Front garden and parking

The front has a long concrete driveway with block paved edging for at least four cars with gated entrance and low walls to all the perimeters. The garden area is laid to gravel and could actually fit more cars on it as it widens towards the house. There is an iron gate and concrete path to the rear garden to the side of the house.

Rear garden

The rear garden is simply laid to well tended lawn and concrete pathways with one leading around to the side gate and to the front. There is a concrete patio area to the rear of the house with wall and fence boundary to all sides.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

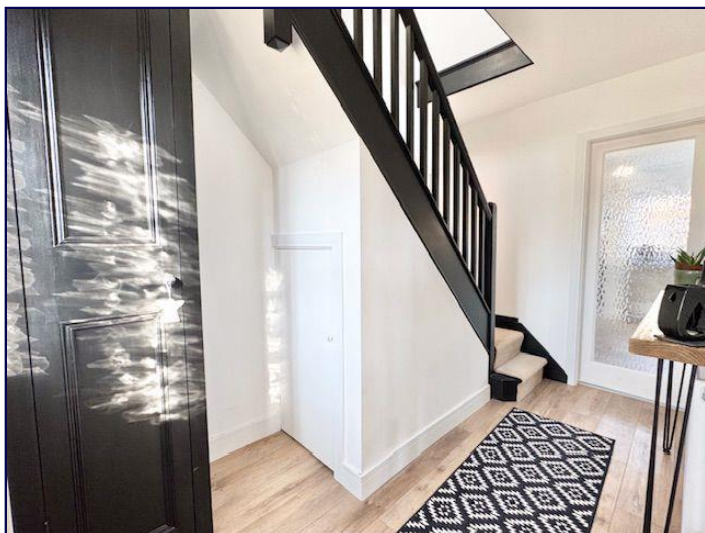
Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

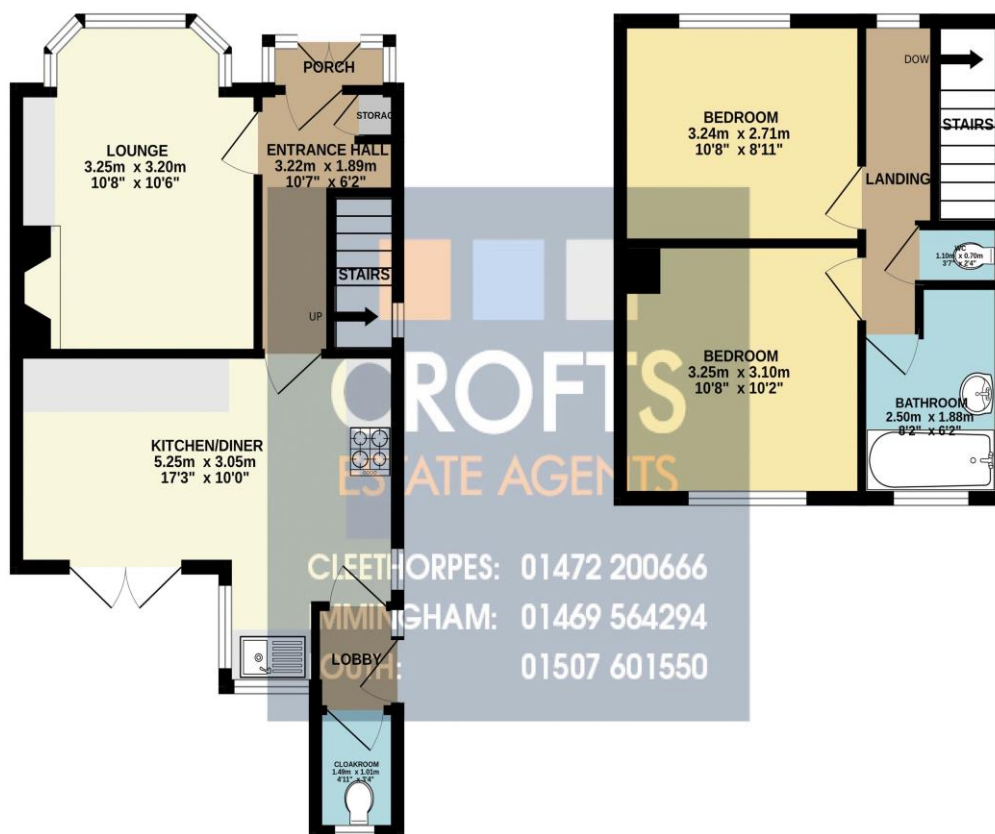
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to



GROUND FLOOR
37.1 sq.m. (399 sq.ft.) approx.

1ST FLOOR
29.5 sq.m. (317 sq.ft.) approx.



TOTAL FLOOR AREA: 66.5 sq.m. (716 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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