



89 Trinity Road Cleethorpes, North East Lincolnshire DN35 8UN

We are delighted to offer for sale this traditional THREE BEDROOM SEMI DETACHED FAMILY HOME situated in the popular residential area of Cleethorpes with easy access to the town centre, restaurants, shops and schools and within easy access of Sea Front and town centre. The property has been full decorated throughout and benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, kitchen diner, lounge, utility area and store and to the first floor three bedrooms and family bathroom. Sitting with ample off road parking to the front and a sizeable south westerly facing rear garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £189,950

- REFURBISHED SEMI DETACHED HOUSE
- LOUNGE
- MODERN DINING KITCHEN
- THREE BEDROOMS
- BATHROOM
- OFF STREET PARKING
- GOOD SIZED REAR GARDEN
- OUTBUILDINGS
- GAS CENTRAL HEATING
- DOUBLE GLAZING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC double glazed door into the hallway.



HALLWAY

The hallway has coving to the ceiling, carpeted flooring, radiator and carpeted stairs with enclosed banister.



HALLWAY



LOUNGE

12'11" x 12'6" (3.939 x 3.819)

The lounge has a uPVC double glazed bay window, coving to the ceiling, carpeted flooring and radiator.



LOUNGE



DINING KITCHEN

18'10" x 9'9" (5.75 x 2.99)

The kitchen diner benefits from a range of white gloss wall and base units with contrasting work surfaces, tiled splashbacks and incorporates a composite sink and drainer, ceramic hob, electric fan assisted oven and black chimney style extractor hood above. Integrated dishwasher and wall mounted boiler. Finished with wood effect tiled flooring, radiator, large storage cupboard, uPVC door leading to the inner lobby, uPVC double glazed window and patio doors overlooking the garden.



DINING KITCHEN

Additional photo



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



INNER LOBBY

Having dual aspect uPVC door with further doors leading to the two stores and utility area.



STORE

Handy storage room fitted with electric and lighting.

UTILITY AREA

Having plumbing for an automatic washing machine and fitted with electric and lighting. Further storage cupboard.

FIRST FLOOR LANDING

FIRST FLOOR LANDING

Having continued carpeted flooring with enclosed banister, coving to the ceiling, uPVC double glazed window to the side aspect. Loft access to the ceiling.



FIRST FLOOR LANDING

BEDROOM ONE

15'5" x 11'2" (4.700 x 3.419)

To the front aspect with a walk in uPVC double glazed bay window, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

9'5" x 11'2" (2.881 x 3.409)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM THREE

9'11" x 7'6" (3.038 x 2.308)

The third bedroom is to the front aspect with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



BATHROOM

5'6" x 4'10" (1.695 x 1.495)

The bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, vanity handy wash basin with handy storage beneath and low flush wc. Finished with down lights to the ceiling, wood effect vinyl flooring, heated towel rail and dual aspect uPVC double glazed windows.



OUTSIDE

THE GARDENS

The property stands away from the road with walled boundaries and open access to the low maintenance front garden which provides ample off road parking. The rear garden is a great size and faces south westerly, being mainly laid to lawn with mature planting to the borders, green house and paved patio area.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

TENURE - FREEHOLD

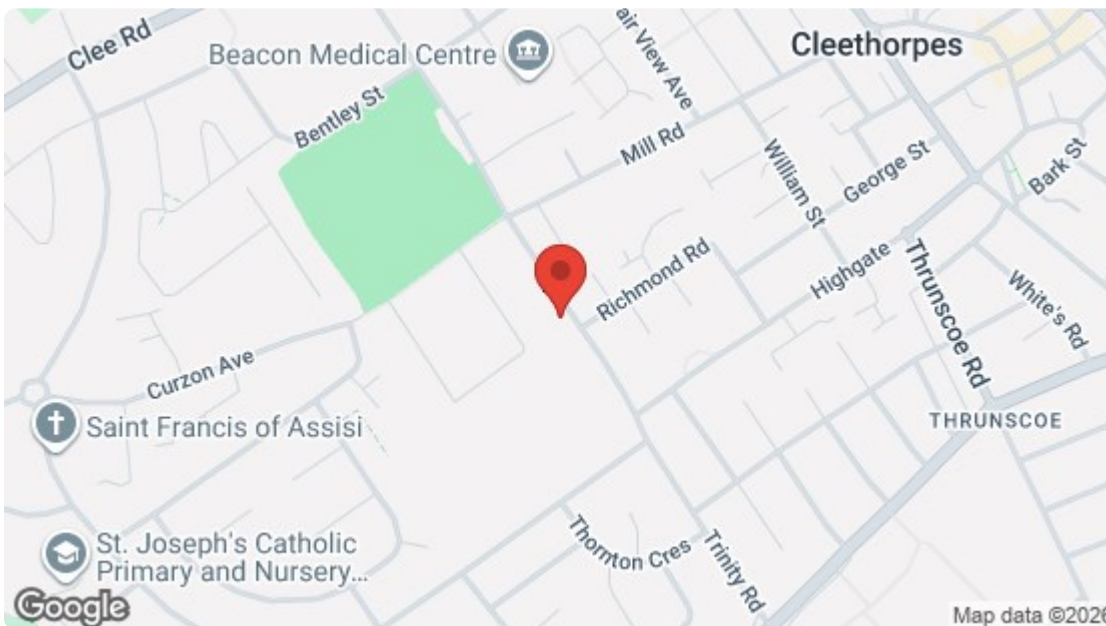
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 firm's 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.