



344 Brereton Avenue, Cleethorpes, DN35 7TX
£230,000

Key Features:

- Extended Four Bedroom Semi Detached Home
- Popular Location Close to the Seafront
- Spacious & Versatile Family Accommodation
- Two Reception Rooms
- Ground Floor Shower Room & First Floor Bathroom
- Converted Loft Bedroom
- Integral Store with Front & Rear Access
- Driveway Parking & South-Facing Rear Garden
- No Forward Chain

A traditional semi detached home offering spacious and versatile accommodation across three floors.

Extended from its original design, the property features four double bedrooms and a flexible layout suited to modern family living, whilst enjoying a convenient position within easy reach of Cleethorpes town centre, seafront and its many attractions.

The accommodation comprises an entrance hall, bay fronted lounge, fitted kitchen with archway opening into the rear living/dining room, and a modern downstairs shower room. To the first floor are three bedrooms, including a generously sized main bedroom with fitted wardrobes, together with a family bathroom. The converted loft provides a further double bedroom, offering excellent flexibility for growing families, guests or home working.

Externally, the property benefits from driveway parking, a useful integral store with access from both the front and rear, and a south facing enclosed rear garden with lawn and patio area.

Combining generous proportions with a highly convenient location, this attractive family home offers an excellent opportunity within this well-established residential area...Viewing highly recommended.



ENTRANCE HALL
18'7" x 6'8" (5.67 x 2.05)

LOUNGE
16'10" x 12'5" (5.15 x 3.80)

KITCHEN
18'2" x 8'6" (5.55 x 2.60)

LIVING/DINING ROOM
13'5" x 11'10" (4.09 x 3.62)

SHOWER ROOM
8'0" x 4'10" (2.46 x 1.49)

FIRST FLOOR

BEDROOM 1
19'8" x 12'5" (6.01 x 3.80)

BEDROOM 2
13'4" x 11'9" (4.08 x 3.60)

BEDROOM 3
14'0" x 5'6" (4.29 x 1.69)

BATHROOM
7'5" x 7'2" (2.28 x 2.20)

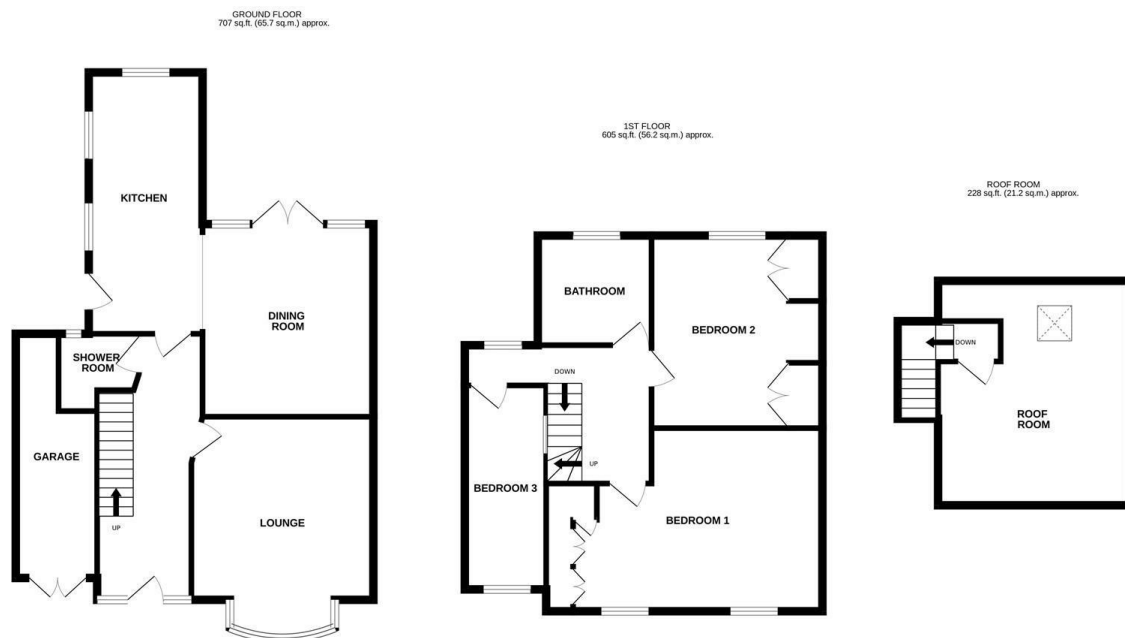
SECOND FLOOR

BEDROOM 4
15'7" x 13'3" (4.77 x 4.05)

TENURE
Freehold

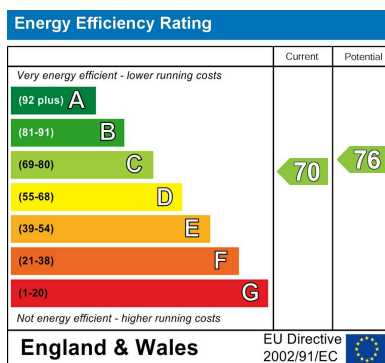
COUNCIL TAX
B





TOTAL FLOOR AREA: 1541 sq.ft. (143.1 sq.m.) 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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore