Joy Walker

ESTATE AGENTS



90 Taylors Avenue

Cleethorpes, North East Lincolnshire DN35 0LW

Set back from the road within this sought after location being ideally placed for access into Cleethorpes town centre and the sea front is this TWO BEDROOM DETACHED BUNGALOW. The spacious accommodation offers: Entrance porch, welcoming hall, good sized lounge, separate dining room, fitted kitchen, conservatory, utility room, two double bedrooms and bathroom/wc. Driveway providing ample off street parking leading to the detached garage. The property has gardens to the front and rear. The property benefits from gas central heating system, double glazing and security alarm system. Early viewing is highly recommended.

- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
- SPACIOUS LOUNGE
- ATTRACTIVE KITCHEN
- DINING ROOM
- CONSERVATORY
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- DRIVE AND GARAGE







Offers Over £250,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

ACCOMMODATION

MEASUREMENTS
All measurements are approximate.

GROUND FLOOR ONLY

ENTRANCE PORCH
Approached via a double glazed entrance door. Wall mounted coat hooks. Single glazed door with matching side lights leads into the:-

L SHAPED ENTRANCE HALL
This traditional styled entrance hall has a Delft rack, radiator with a decorative cover, laminate flooring and useful floor to ceiling storage cupboards. Access to roof space.



ENTRANCE HALL
Additional photo



LOUNGE (FRONT)
18'7" maximum x 13'2" (5.66 maximum x 4.02)
This spacious lounge has a deep double glazed walk in bay window to the front plus two double glazed windows to the side elevation. Feature chimney breast with cast iron log burner with floating wood plinth mantel over, granite hearth. Radiator. Coving and ornate rose to ceiling.



LOUNGE
Additional photo



DINING ROOM

9'8" x 8'0" (2.95 x 2.44)

Accessed from the kitchen by double mutli glazed doors and having a mounted radiator, coving to ceiling and double glazed patio doors opening into the:-



GARDEN ROOM

8'5" x 9'10" (2.56 x 3.00)

This delightful additional room has double glazed windows and doors opening onto the rear garden.



KITCHEN

16'11" x 7'10" (5.16 x 2.39)

Fitted with an excellent range of hand painted pale green base and wall units incorporating a five ring gas hob with an extractor above plus a Neff double electric oven. The contrasting grey mottled work surfaces are inset with a white ceramic sink together with complementary tiled splash backs above. The gas central heating boiler is housed in a matching tall cupboard. Space for fridge/freezer. Two double glazed windows. Coving with inset spot lights to ceiling. Radiator. Door leads into the utility porch.



KITCHEN

Additional photo



UTILITY PORCH

6'0" x 6'0" (1.83 x 1.84)

Double glazed windows and door, tiled flooring together with plumbing for automatic washing machine and dishwasher.

BEDROOM 1 (FRONT)

12'0" x 13'5" (3.67 x 4.10)

Double glazed window. Radiator. Coving to ceiling.



BEDROOM 2 (SIDE)

13'1" x 10'5" (3.98 x 3.18)

Double glazed window. Radiator. Coving to ceiling.



BATHROOM/WC

8'11" x 6'8" maximum (2.71 x 2.03 maximum)

Fitted with a suite in white comprising of a curved bath with a matching screen and shower above, a pedestal wash hand basin and a low flush wc. The walls are fully tiled having a striking border to dado height. Complementary grey tiled floor. Radiator. Double glazed window. White painted tongue and groove ceiling.



DETACHED BRICK GARAGE

18'4" x 9'9" (5.59 x 2.97)

This larger than average detached garage has bi folding doors to the front plus a side personal door together with light and power. The garage also has a useful work bench plus additional storage to the eaves.

OUTSIDE



GARDENS

The front garden is set behind a small brick wall with double wrought iron gates opening onto a wide block paved driveway. A shaped lawn inset with inset beds, ornamental plants, flowers and shrubs, together with a gravelled hard standing ideal for the parking of additional cars. Boundaries are walled and fenced. A block paved driveway provides off street parking and leads to the garage. Double timber gates lead into the good sized rear garden which is currently being tidied up offering paved seating areas with mature plants, shrubs and trees. Ornamental garden pond. Boundaries are fenced.



GARDENS

Additional photo



GARDENS

Additional photo



TENURE

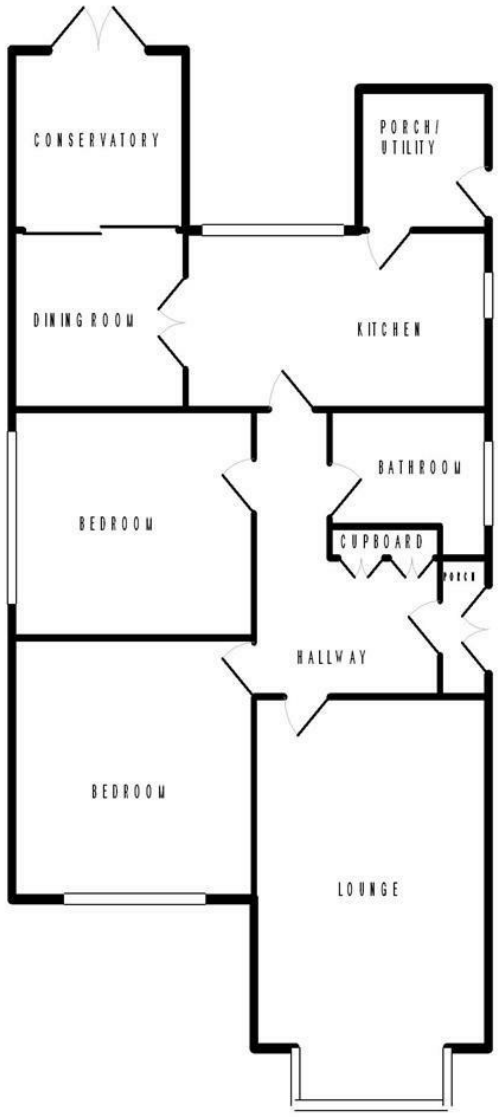
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

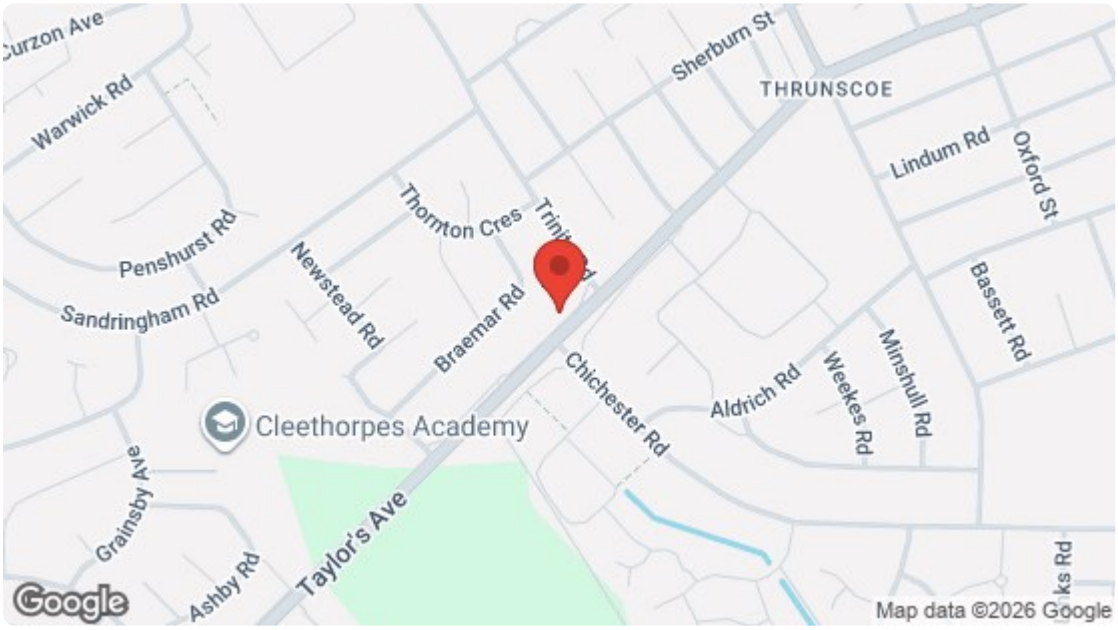
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

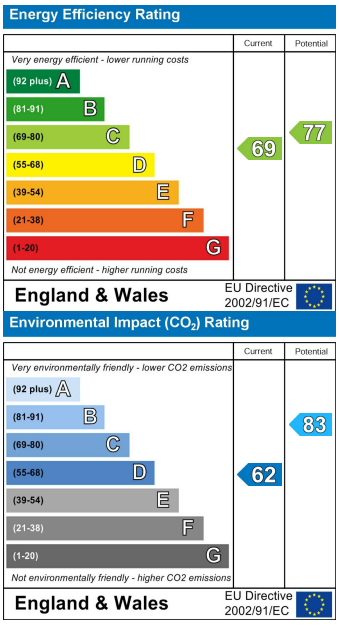
OPENING TIMES

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.