



## 19 Aldrich Road Cleethorpes, North East Lincolnshire DN35 0DP

Situated within the highly regarded Aldrich Road area of Cleethorpes' sought-after "Gold Triangle", this detached three-bedroom family home offers spacious and versatile accommodation with excellent potential for further improvement. Benefiting from gas central heating and uPVC double glazing throughout, the property is in need of cosmetic modernisation and comprises an entrance hall, fitted kitchen diner, lounge, separate dining room or rear sitting room, sun room, ground floor bedroom and family bathroom. To the first floor are two further bedrooms, including a generous master bedroom with en-suite shower room. Standing within well-maintained gardens, the property enjoys a generous driveway providing ample off-road parking, a larger-than-average detached brick garage, and an enclosed south-facing rear garden featuring a lawn, paved patio and mature planted borders, creating an ideal space for relaxing and entertaining. Offered for sale with no forward chain, this property presents a fantastic opportunity for buyers seeking a home in one of Cleethorpes' most desirable residential locations. Early viewing is highly recommended.

**Chain Free £320,000**

- SOUGHT-AFTER GOLD TRIANGLE LOCATION
- DETACHED THREE BEDROOM HOME
- VERSATILE FAMILY ACCOMMODATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- KITCHEN DINER & SUN ROOM
- MASTER BEDROOM WITH EN-SUITE
- AMPLE OFF-ROAD PARKING
- LARGE DETACHED BRICK GARAGE
- SOUTH-FACING REAR GARDEN & NO CHAIN



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### ENTRANCE

Accessed via a uPVC double glazed with side light panel leading into the reception hallway.



### HALLWAY

The reception hallway has coved ceiling, dado rail, radiator, carpeted flooring extending to the returned staircase with white wooden open spindle balustrade with handy storage cupboard beneath. Double wooden doors leading to the lounge.



### KITCHEN DINER

19'11" x 10'11" (6.08 x 3.33)

The spacious kitchen diner provides an excellent family living and entertaining space. The kitchen is fitted with an extensive range of white-fronted wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include a composite sink with drainer, ceramic hob with extractor hood over, eye-level Neff one-and-a-half electric fan-assisted oven, fridge freezer, under-counter automatic washing machine, and dishwasher. The room is further enhanced by a coved ceiling, recessed downlighting, durable vinyl flooring, and a uPVC double-glazed window to the front elevation fitted with blinds. A uPVC double-glazed side door provides access to the driveway, while the dining area offers ample space for family meals and features a further uPVC double-glazed window, radiator, and carpeted flooring.



### KITCHEN DINER



## KITCHEN DINER



## KITCHEN DINER



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### LOUNGE

20'3" x 10'11" (6.19 x 3.33)

The lounge is a bright and inviting space, featuring a uPVC double-glazed square bay window to the front elevation, complemented by two uPVC double-glazed side-light windows, all fitted with blinds and allowing plenty of natural light to flood the room. Additional features include a coved ceiling, carpeted flooring, and radiator. A focal point of the room is the ornate fireplace, complete with a marble-effect back and hearth and an inset gas fire.



### LOUNGE



### REAR SITTING/DINING ROOM

15'7" x 10'1" (4.76 x 3.09)

This versatile room offers flexible accommodation and could be utilised as either a formal dining room or an additional sitting room. Features include coving to the ceiling, carpeted flooring, a radiator, and a uPVC double-glazed side window fitted with blinds. uPVC double-glazed patio doors provide access to the conservatory, enhancing the flow between the living spaces.



### REAR SITTING/DINING ROOM



### CONSERVATORY

9'11" x 7'10" (3.04 x 2.40)

Constructed of brick with uPVC double-glazed windows to three sides, this bright and airy conservatory enjoys an abundance of natural light and pleasant views of the garden. uPVC double-glazed French doors provide direct access to the patio area, creating a seamless connection between the indoor and outdoor spaces. Further benefits include carpeted flooring and a radiator, allowing for comfortable year-round use.



### BEDROOM TWO (GROUND FLOOR)

16'6" x 9'8" (5.05 x 2.96)

The ground floor bedroom is a generously proportioned double room, featuring uPVC double-glazed French doors to the rear elevation, complemented by a side-light triangular window that provides additional natural light. Further features include a coved ceiling, carpeted flooring, and a radiator. The room also benefits from an extensive range of fitted wardrobes spanning the full width of one wall, finished with white-fronted doors, providing excellent storage space.



## BEDROOM TWO (GROUND FLOOR)



## BATHROOM (GROUND FLOOR)

11'3" x 7'7" (3.43 x 2.33)

The ground floor bathroom is fitted with a white four-piece suite comprising a panelled bath, separate walk-in shower with glazed screens, pedestal wash hand basin, and low-flush WC. The room is finished with tiled walls, vinyl flooring, a radiator, and a uPVC double-glazed window to the rear elevation fitted with a blind.



## BATHROOM (GROUND FLOOR)



## FIRST FLOOR

### FIRST FLOOR LANDING

The landing features continued carpeted flooring, an enclosed balustrade, dado rail, and coved ceiling. A distinctive gallery window provides an attractive outlook into the principal bedroom, enhancing the sense of space and light throughout the first floor.



### MASTER BEDROOM

24'9" x 17'7" (7.56 x 5.36)

The principal bedroom is a spacious and well-presented room, benefiting from dual-aspect uPVC double-glazed windows that provide an abundance of natural light. Features include carpeted flooring, two radiators, a range of built-in wardrobes, access to eaves storage, and a useful linen cupboard. The room is thoughtfully arranged to incorporate a dedicated dressing area, complete with a feature gallery window overlooking the landing, adding character and a sense of openness to the space.



### MASTER BEDROOM



### MASTER BEDROOM



### EN SUITE SHOWER ROOM

7'8" x 5'4" (2.35 x 1.63)

The en-suite shower room is fitted with a white three-piece suite comprising a walk-in shower with glazed screens, pedestal wash hand basin, and low-flush WC. Finished with fully tiled walls, carpeted flooring, a radiator, and a uPVC double-glazed window to the rear elevation, the room provides a practical and well-appointed addition to the principal bedroom.



### BEDROOM THREE

15'8" x 8'11" (4.79 x 2.72)

Bedroom Three is a well-proportioned room featuring a Velux roof window, allowing plenty of natural light to enter. Additional benefits include carpeted flooring, a radiator, and access to further eaves storage, providing useful additional space.



### OUTSIDE

#### THE GARDENS

The property occupies a generous plot with low-walled boundaries to the front and side elevations. Double wrought iron gates open onto an extensive driveway, providing ample off-road parking and leading to the detached garage, while a further pedestrian wrought iron gate offers additional access. The front garden is predominantly laid to lawn and enhanced by well-stocked, colourful planted borders. The attractive southerly facing rear garden provides an excellent outdoor space for relaxation and entertaining. A generous patio area offers the perfect spot for morning coffee or leisurely afternoons, with the remainder of the garden mainly laid to lawn and complemented by mature planted borders. Further features include a greenhouse and enclosed fenced boundaries, creating a private and well-maintained setting.



#### THE GARDENS



#### THE GARDENS



## PATIO



## GARAGE

18'2" x 14'1" (5.55 x 4.30)

The larger-than-average detached garage is of brick construction and features an electric up-and-over door to the front elevation, a uPVC double-glazed side window, and a courtesy door providing direct access to the rear garden. The garage is also fitted with power and lighting, making it ideal for storage, workshop use, or secure vehicle parking.

## DRIVEWAY & GARAGE



## FRONT VIEW



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC -

## 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.

## VIEWING ARRANGEMENTS

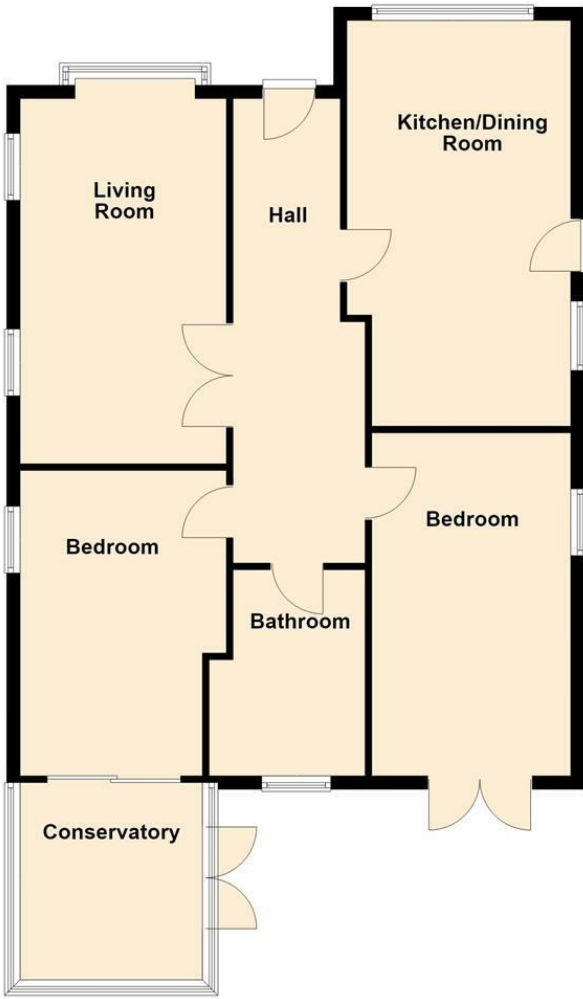
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

**Ground Floor**

Approx. 96.3 sq. metres (1036.4 sq. feet)

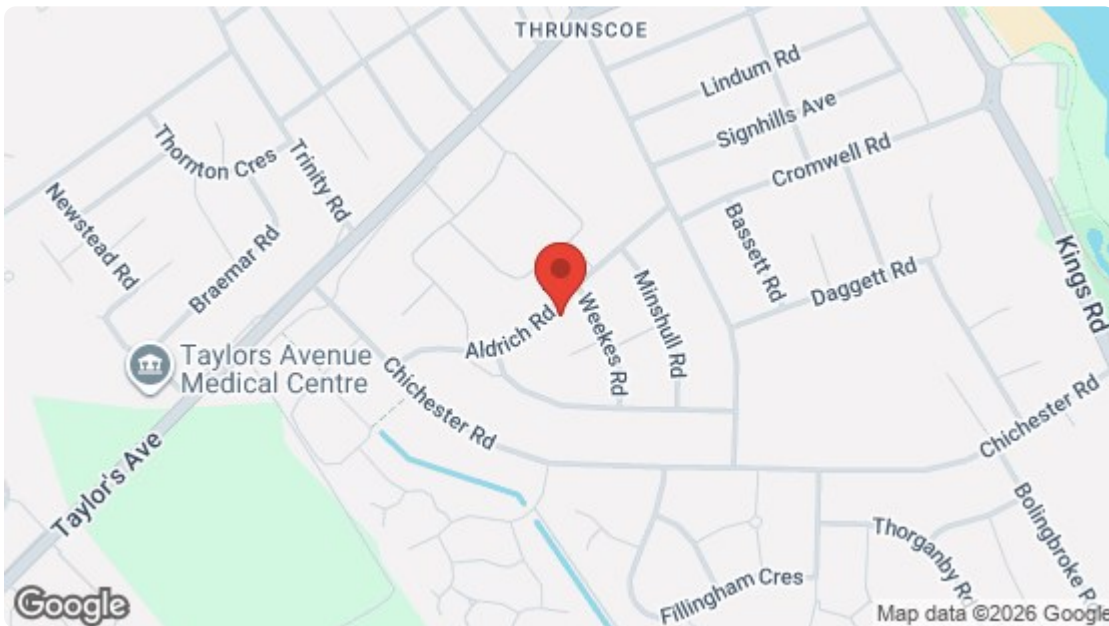


**First Floor**

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 141.1 sq. metres (1519.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		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 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.