JoWalker

ESTATE AGENTS

79 George Street

Cleethorpes, North East Lincolshire DN35 8PL

Situated in a central Cleethorpes location, within easy walking distance of St Peter's Avenue, the local high street and the seafront promenade, this two-bedroom mid-terrace home is an ideal purchase for first-time buyers, downsizers or investors. The accommodation briefly comprises an entrance hall, comfortable lounge, spacious kitchen/breakfast room and a useful lean-to/sun room. To the first floor are two well-proportioned bedrooms and a family bathroom/WC. Further benefits include gas central heating and double glazing throughout. Outside, there are gardens to both the front and rear, with the rear garden enjoying a desirable south-facing aspect, perfect for relaxing and enjoying the sunshine. Offering well-presented accommodation in a highly convenient location close to a wide range of amenities, this is a fantastic opportunity to acquire a home in the heart of Cleethorpes.

£109,950

- CENTRAL CLEETHORPES LOCATION
- MID TERRACE HOUSE
- LOUNGE
- KITCHEN DINER
- TWO BEDROOMS
- BATHROOM
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING

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

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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GROUND FLOOR
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ENTRANCE HALL
Approached via a double glazed uPVC door into the hallway with a radiator and carpeted flooring leading to the first floor.

LOUNGE
12'9" x 12'6" (3.90 x 3.82)
Having a uPVC double glazed bay window to front, a wood fire surround with marble effect back and hearth housing the gas fire, coving to ceiling, carpeted flooring and radiator.

LOUNGE

KITCHEN DINER
15'5" x 10'11" (4.72 x 3.35)
The kitchen diner benefits from a range of wood effect wall and base units with contrasting worksurfaces incorporating a resin sink and drainer, built in oven and grill, gas hob with extractor unit over and ample room for further appliances. Finished with tiled effect flooring, coving to ceiling, radiator and a uPVC patio door leading to the lean-to.

KITCHEN DINER

KITCHEN DINER

LEAN-TO

8'1" x 6'3" (2.47 x 1.92)

Additional further space leading to the garden.

FIRST FLOOR

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BEDROOM ONE

15'6" x 10'10" (4.73 x 3.32)

To the front of the property with a uPVC double glazed window, radiator and floorboards.

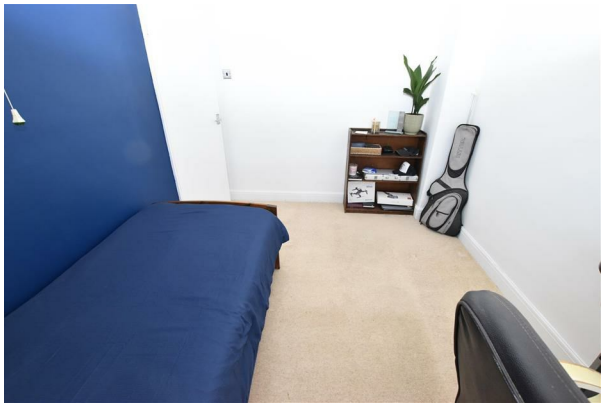
BEDROOM ONE

BEDROOM TWO

11'0" x 8'7" (3.37 x 2.64)

The second bedroom has a uPVC double glazed window to the rear, radiator and carpeted flooring.

BEDROOM 2



BATHROOM

8'2" x 6'5" (2.49 x 1.97)

Fitted with a three piece suite comprising of; bath with shower over and wood panelling, pedestal hand wash basin and a low flush wc. Finished with tile effect vinyl flooring, part tiled walls, radiator, uPVC double glazed window to the rear and cupboard for storage.

BATHROOM

OUTSIDE

THE GARDENS

The property stands with a low maintenance front garden with walled boundary to the front aspect and to the rear an enclosed south facing garden with lawn, fenced boundaries, timber shed and rear access gate leading to the secure passage way.

THE GARDENS

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
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

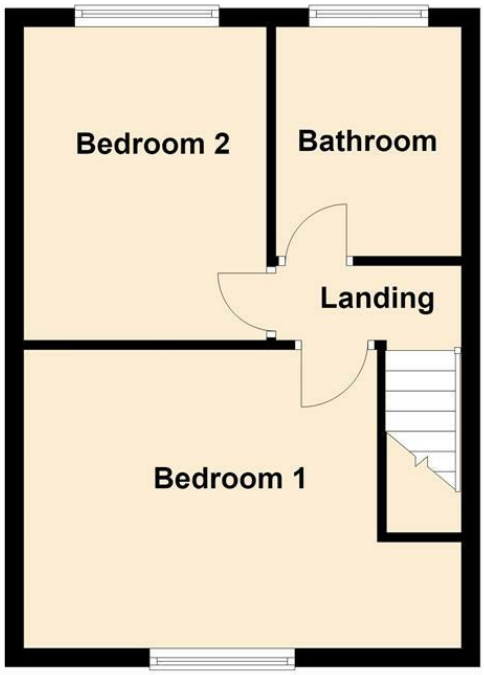
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

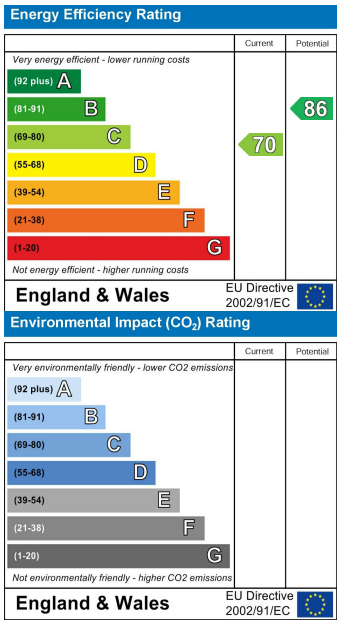
Approx. 39.2 sq. metres (421.5 sq. feet)

First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 70.9 sq. metres (763.6 sq. feet)



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.