



- NO ONWARD CHAIN!
- Detached House
- 3 Bedrooms
- Modern Boiler (2021)
- 22ft4 Lounge/Diner
- Shower Room & Separate WC
- Front & Rear Gardens
- Off Street Parking & Garage

Cliff Avenue, Winterton, DN15 9SY,
£199,995.



Offered for sale with NO ONWARD CHAIN in the popular location of Winterton is this detached house on Cliff Avenue. Occupying a good size plot with lawned gardens to the front and rear, the property also comes complete with off street parking and a garage. The property offers an exciting opportunity to add your own stamp to your new home with accommodation briefly comprises of 3 bedrooms, shower room and separate WC to the first floor, whilst downstairs boasts an entrance hallway, lounge/diner, kitchen and flat roof porch. Additional features include a modern gas central heating boiler (new November 2021), uPVC double glazing, outdoor WC and two outbuildings. The property sits in a great location within the sought after market town of Winterton, the Medical Centre is within walking distance, with the town offering an excellent range of further amenities including Co-op store, Tesco Express, convenience stores, takeaways, pubs, car garage, schools and nursery. There is also a regular bus route to neighbouring towns/cities such as Scunthorpe, Hull and Barton Upon Humber which have further amenities and connections to towns/cities further afield. Freehold. Council tax band: C



Entrance Hallway

Having uPVC double glazed door and window, radiator, coved ceiling and stairs rising to the first floor.

Lounge/Diner

12' 6" x 22' 4" (3.81m x 6.80m)

Having uPVC double glazed window to the front aspect, uPVC double glazed double doors opening onto the rear garden, two radiators and coved ceiling.

Kitchen

9' 6" x 13' 5" (2.89m x 4.09m)

Having uPVC double glazed window to the side aspect, door and window into flat roof porch, radiator, under stairs storage cupboard, gas central heating boiler (new 2021), a range of wall and base units with work surfaces over, inset sink and drainer unit and space for appliances.



Flat Roof Porch

7' 5" x 4' 10" (2.26m x 1.47m)

Having uPVC double glazed windows to the rear and side aspects and door to the side aspect.



First Floor Landing

Having uPVC double glazed window to the side aspect, coved ceiling, storage cupboard and loft access.

Bedroom 1

12' 6" x 11' 0" (3.81m x 3.35m)

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.



Bedroom 2

12' 6" x 10' 4" (3.81m x 3.15m)

Having uPVC double glazed window to the rear aspect, radiator, fitted wardrobes and coved ceiling.

Bedroom 3

9' 6" x 7' 6" (2.89m x 2.28m)

Having uPVC double glazed window to the front aspect, radiator, built in cupboard and coved ceiling.

Shower Room

6' 5" x 6' 7" (1.95m x 2.01m)

Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin and heated towel rail.



WC

2' 7" x 6' 7" (0.79m x 2.01m)

Having uPVC double glazed window to the rear aspect and WC.

Garage

9' 1" x 17' 10" (2.77m x 5.43m)

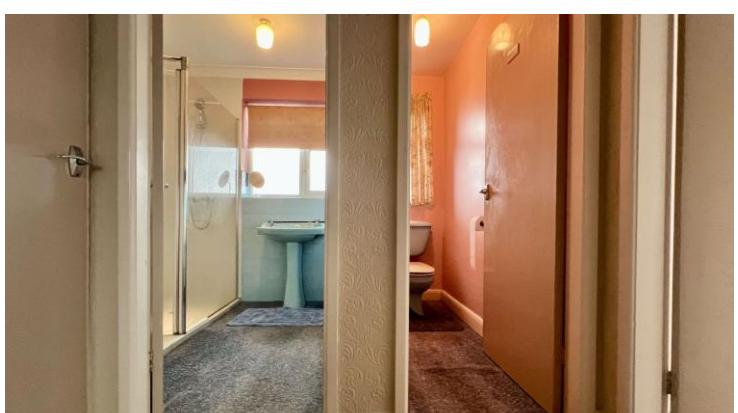
Having remote control roller door, window to the side aspect, light and power.

Outside Front

Having off street parking, access to driveway and a lawned garden.

Outside Rear

The rear garden is mainly laid to lawn with a paved patio area, a range of plants/trees/shrubs, outdoor WC and two outbuildings.

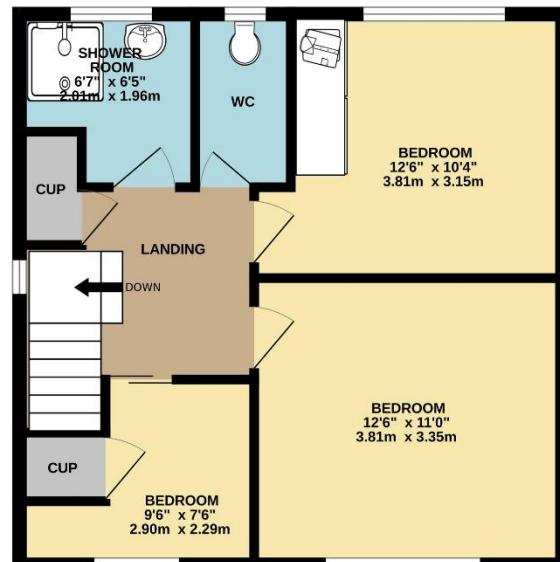
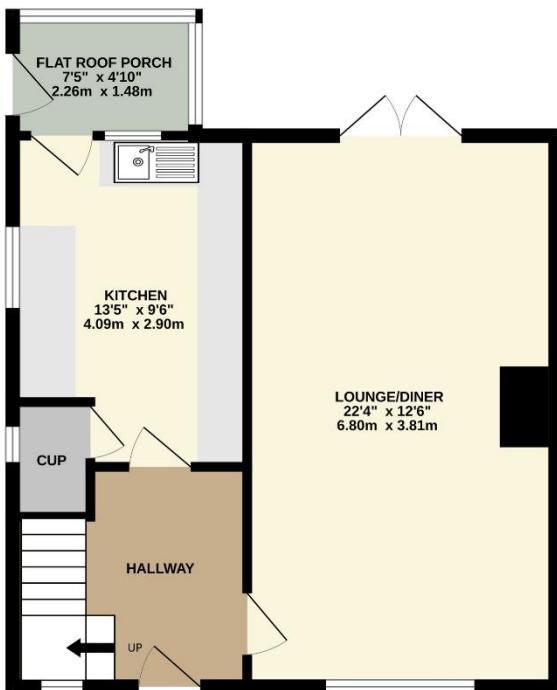




GROUND FLOOR



1ST FLOOR



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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