JoyWalker

ESTATE AGENTS

3 Oliver Street

Cleethorpes, North East Lincolnshire DN35 7QQ

We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY situated within easy access of Cleethorpes town centre, good routes and links to the Humber bank. The property benefits from gas central heating (Boiler with 7 year warranty left) and uPVC double glazing (New to the rear) with the accommodation comprising of; Entrance Hall, Lounge with bay to front aspect, separate dining/sitting room, fitted kitchen with built in oven & hob, Ground floor Bathroom with white suite and to the first floor three good size bedrooms. Having front and rear enclosed gardens. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

- BAY FRONTED MID TERRACE
- WELL PRESENTED HOME
- TWO RECEPTION ROOMS
- FITTED KITCHEN WITH OVEN & HOB
- GROUND FLOOR BATHROOM WITH WHITE SUITE
- THREE BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- ENCLOSED GARDENS
- NO FORWARD CHAIN

Offers Over £112,000

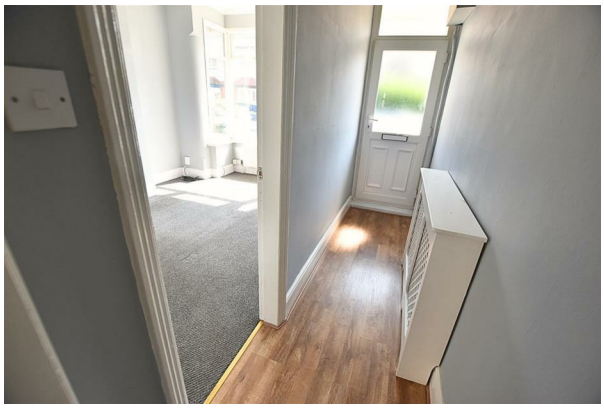
58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
A walled and gated, paved fore garden. A double glazed canopied entrance door leads to:-

ENTRANCE HALL
With Light Oak style laminate flooring. Central heating radiator with decorative cover.



LOUNGE
9'6" x 11'5" (widening to 13'9" into bay) (2.92m x 3.50m (widening to 4.21m into bay))
With double glazed walk in bay window to the front aspect, central heating radiator, ornate corniche to ceiling

LOUNGE

SITTING/DINING ROOM
12'11" x 12'0" (3.96m x 3.67m)
With double glazed window to the rear, central heating radiator. Door to stairs. Directly off is the:-

SITTING/DINING ROOM

KITCHEN

12'1" max x 7'11" (3.70m max x 2.43m)

Fitted with a range of modern Shaker style wall and base cupboards in a Beach effect finish with complimentary roll edge work surfacing. Inset left hand drainer stainless steel sink unit with mixer tap over. Built in Hoover electric oven and Lamona 4-ring gas hob. Space for Fridge/freezer Ceramic tiled floor. Plumbing for automatic washing machine. Double glazed door & window to rear. Directly off is the:-

KITCHEN

KITCHEN

BATHROOM

7'10" x 4'3" (2.40m x 1.31m)

With white suite comprising panelled bath having shower attachment over and shower screen. Low flush WC and pedestal wash basin. Wall mounted toiletry cabinet. Ceramic tiling to splash back areas and to the floor. Central heating radiator. Extractor fan. Double glazed window to rear.

FIRST FLOOR LANDING

With white spelled balustrade. Double glazed window to rear. Central heating radiator. Loft access. Built in low cupboard housing the gas central heating boiler. Additional build in storage cupboard.

FIRST FLOOR LANDING

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BEDROOM ONE

13'1" x 11'5" (3.99m x 3.49m)

Double glazed window to front, central heating radiator.

BEDROOM ONE

BEDROOM TWO

12'0" x 10'0" (3.68m x 3.07m)

With double glazed window overlooking the rear garden and river Humber views beyond. Central heating radiator.

BEDROOM THREE

7'11" x 8'4" (2.42m x 2.56m)

Double glazed window to rear, central heating radiator

OUTSIDE

The rear garden is enclosed by brick walling & timber fencing. Rear gated access. Paved, slate & grass make up the majority of the garden. Timber garden shed. Outside tap.

THE GARDENS

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COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - E

TENURE - FREEHOLD

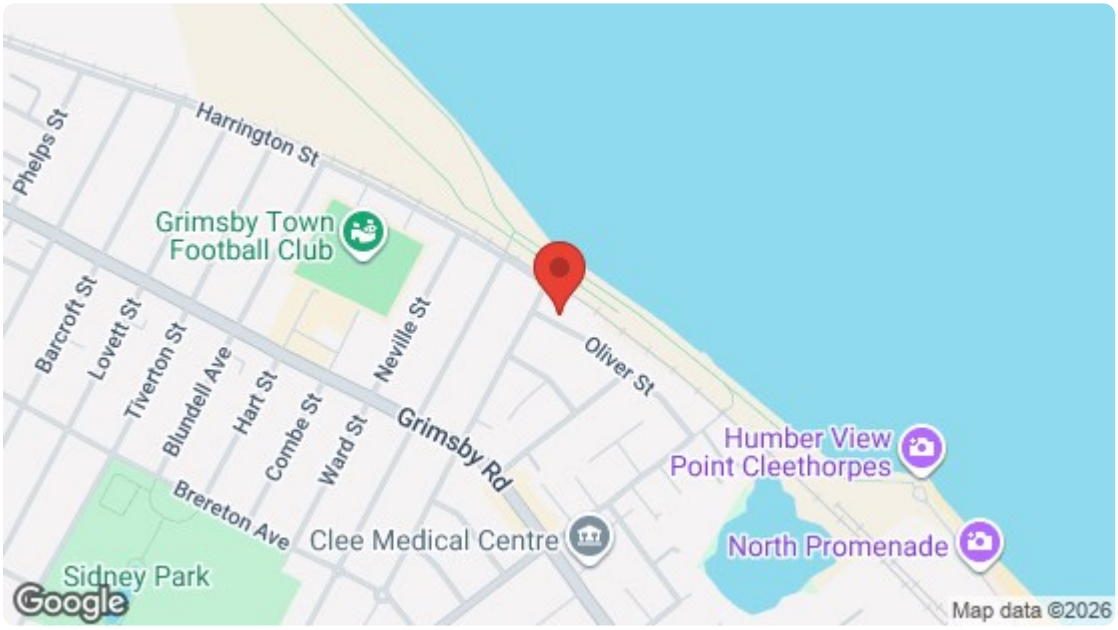
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

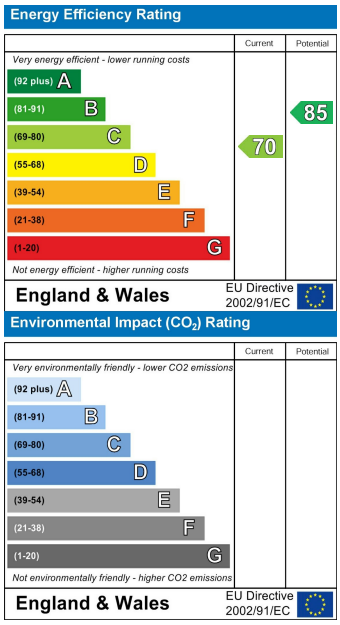
VIEWING ARRANGEMENTS

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





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.