JoWalker

ESTATE AGENTS

Hill Crest 151 Mill Road

Cleethorpes, North East Lincolnshire DN35 8JB

Occupying a sought-after position on historic Mill Road, one of Cleethorpes' most established residential addresses, Hill Crest is a handsome late Victorian residence, believed to date from circa 1890–1905, retaining a wealth of original period features throughout. Ideally situated within easy reach of the seafront, town centre and railway station, this substantial family home offers a rare opportunity to acquire a property of considerable character, charm and potential. The accommodation is rich in original detailing, including sash windows, decorative coving, picture rails, panelled doors, original fireplaces, tiled flooring to the entrance hall and an impressive staircase with original balustrade. The ground floor comprises three elegant reception rooms, together with a kitchen and utility area. To the first floor are four well-proportioned rooms, currently arranged as three bedrooms and a further room, along with a family bathroom. Original doors, fireplaces, picture rails and built-in wardrobes remain in place, while a loft ladder provides access to the attic space for additional storage. Outside, the property is set behind a walled front garden with mature planting and attractive wrought iron railings. A covered side passage leads to the delightful south-facing rear garden, enjoying a high degree of privacy and featuring a lawn, paved patio areas, mature borders, two original outbuildings comprising a store and gardener's WC, together with a timber shed. Now requiring sympathetic modernisation, Hill Crest presents a wonderful opportunity to restore and enhance a fine Victorian home while preserving its architectural integrity and period charm. Offered for sale with no forward chain, viewing is essential to fully appreciate the character, space and potential on offer.

Offers Over £180,000

- PERIOD VICTORIAN HOME
- SOUGHT-AFTER MILL ROAD LOCATION
- ORIGINAL FEATURES THROUGHOUT
- THREE RECEPTION ROOMS
- SASH WINDOWS & FIREPLACES
- THREE BEDROOMS
- LARGE ATTIC SPACE
- SOUTH-FACING GARDEN
- VIEWING ESSENTIAL
- NO FORWARD CHAIN

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

www.joywalker.co.uk

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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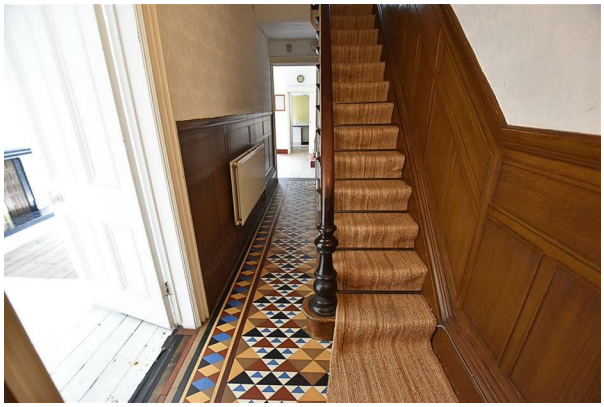
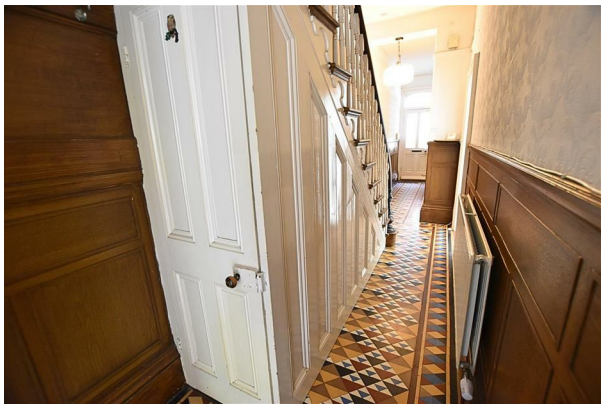
ENTRANCE

HALLWAY



HALLWAY



LOUNGE

16'2" x 12'6" (4.93 x 3.82)

LOUNGE

REAR SITTING ROOM
15'11" x 11'0" (4.86 x 3.37)

REAR SITTING ROOM

DINING ROOM
13'1" x 10'3" (4.01 x 3.14)

UILITY AREA

KITCHEN

8'8" x 8'1" (2.65 x 2.47)

KITCHEN

KITCHEN

FIRST FLOOR

.

FIRST FLOOR LANDING

FIRST FLOOR LANDING

BEDROOM ONE

16'0" x 14'6" (4.88 x 4.44)

BEDROOM ONE

BEDROOM TWO
14'0" x 10'7" (4.27 x 3.24)

BEDROOM THREE
10'4" x 8'10" (3.15 x 2.71)

BATHROOM
10'1" x 7'7" (3.08 x 2.33)

SHOWER ROOM
7'10" x 7'0" (2.41 x 2.15)

ATTIC SPACE

18'8" x 12'8" (5.69 x 3.88)

ATTIC SPACE

OUTSIDE

THE GARDENS

THE GARDENS

THE GARDENS

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC - C

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

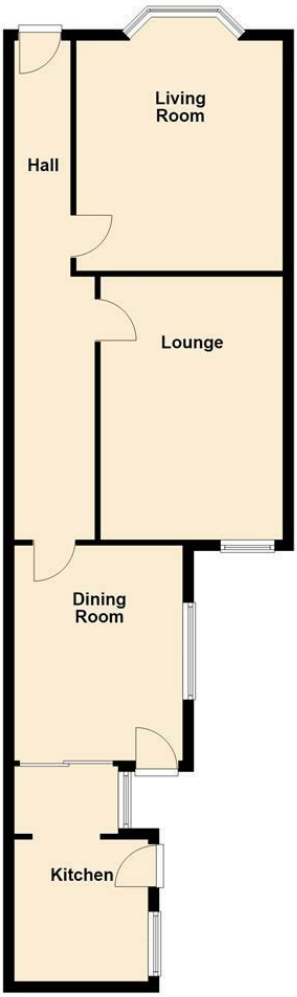
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

Ground Floor

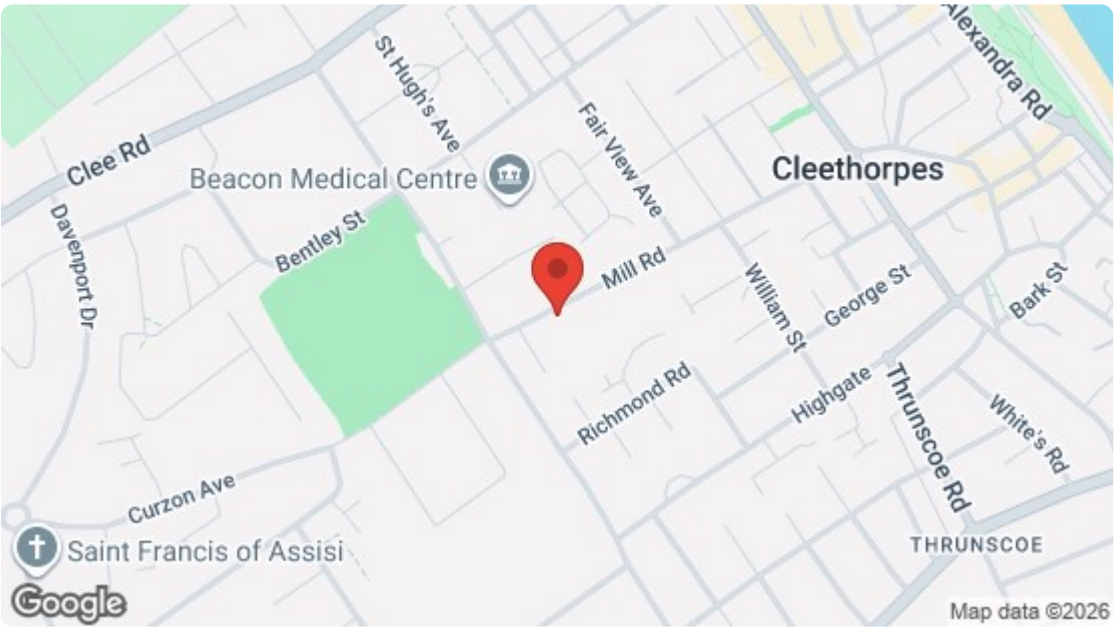
Approx. 68.1 sq. metres (732.8 sq. feet)

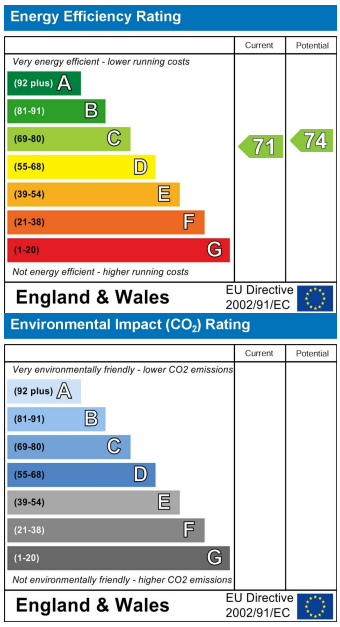


First Floor

Approx. 92.5 sq. metres (995.5 sq. feet)

Total area: approx. 160.6 sq. metres (1728.3 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.