Joy Walker

ESTATE AGENTS



3 Robson Road

Cleethorpes, North East Lincolnshire DN35 7UY

Situated in the popular seaside resort of Cleethorpes, this lovely home is perfectly placed to enjoy everything the area has to offer, from its beautiful sandy beaches, traditional seafront attractions and coastal walks to its variety of independent shops, caf☏s, restaurants and leisure facilities. With well-regarded schools, local amenities and regular transport links close by, it is an ideal setting for modern family living. We are delighted to bring to the market this attractive three-bedroom semi-detached home, offering spacious and versatile accommodation ideally suited to the needs of a growing family. The property has been significantly improved by the current vendor, benefiting from a new damp-proof course, replastering, new flooring and carpets, together with a new outbuilding/shed, giving the home a fresh and welcoming feel throughout. Internally, the accommodation offers a generous bay-fronted lounge, separate dining room and fitted kitchen, providing flexible spaces for both everyday family life and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom, while externally a generous rear garden provides an excellent space for children to play and for enjoying the warmer months. Combining modern improvements, versatile living space and a fantastic coastal location, this is a wonderful opportunity to secure a home ready for its next family to enjoy. Early viewing is highly recommended!

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR CLEETHORPES LOCATION
- MODERNISED BY THE CURRENT VENDOR
- NEW DAMP-PROOF COURSE
- NEW PLASTERING
- NEW FLOORING AND CARPETS
- SPACIOUS BAY-FRONTED LOUNGE
- VERSATILE DINING AND LIVING SPACE
- GENEROUS REAR GARDEN AND NEW OUTBUILDING/SHED
- CLOSE TO BEACHES, SHOPS AND LOCAL AMENITIES







Offers Over £195,000

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

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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GROUND FLOOR
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ENTRANCE
The property is accessed via an attractive arched uPVC entrance door, which opens into a welcoming reception hallway.

RECEPTION HALLWAY
The welcoming reception hallway features attractive wood-effect vinyl flooring, with a newly carpeted staircase rising to the first floor, complemented by an elegant white open-spindle balustrade. A radiator provides warmth and comfort, while a useful built-in storage cupboard offers practical convenience. Traditional-style white doors lead off to the remaining ground-floor accommodation.



RECEPTION HALLWAY



LOUNGE
14'11" x 11'6" (4.57 x 3.53)
The generously proportioned lounge features an attractive walk-in bay window to the front aspect, complete with fitted blinds, allowing plenty of natural light to flow into the room. The space has benefited from a new damp-proof course and freshly plastered walls, complemented by a coved ceiling, high skirting boards and stylish wood-effect vinyl flooring. A radiator completes the room.



LOUNGE



CLOAKROOM

4'5" x 3'6" (1.35 x 1.07)

The handy cloakroom is fitted with a white two-piece suite comprising a low-flush WC and wash hand basin. Further benefits include newly fitted tiled-effect vinyl flooring and a uPVC double-glazed window to the side aspect, providing natural light and ventilation.



DINING ROOM

13'11" x 11'0" (4.25 x 3.36)

Positioned to the rear of the property, the dining room enjoys an open-plan layout flowing seamlessly into the kitchen, creating an ideal space for both everyday family living and entertaining. The room is finished with continued wood-effect vinyl flooring, a radiator and a uPVC double-glazed window fitted with modern blinds, overlooking the rear garden.



DINING ROOM



DINING ROOM



DINING ROOM



KITCHEN

13'11" x 6'0" (4.26 x 1.83)



The kitchen is open plan to the dining room, creating a sociable and versatile space, ideal for both everyday family living and entertaining. It is fitted with a stylish range of olive-green Shaker-style wall and base units, complemented by contrasting wood-effect work surfaces and tiled splashbacks. The worktops incorporate a ceramic sink and drainer, a five-ring gas hob with a contemporary black chimney-style extractor hood above and an electric fan-assisted oven beneath. There is also ample space for a freestanding fridge freezer. A handy utility cupboard provides plumbing for an automatic washing machine, together with additional shelving for storage. Further benefits include recessed ceiling spotlights, vinyl flooring, dual-aspect uPVC double-glazed windows fitted with modern blinds and a uPVC double-glazed door providing direct access to the rear garden.

KITCHEN



KITCHEN



KITCHEN



KITCHEN



FIRST FLOOR

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FIRST FLOOR LANDING

The landing continues with newly fitted modern carpet flooring, complemented by an attractive white open-spindle balustrade. Traditional white panelled doors lead to the first-floor accommodation, while a uPVC double-glazed window to the side aspect, complete with a fitted blind, provides plenty of natural light.



BEDROOM ONE

12'0" x 11'0" (3.66 x 3.36)

The master bedroom is situated to the front aspect and benefits from a uPVC double-glazed window fitted with contemporary blinds, allowing for plenty of natural light. The room is finished with newly fitted modern carpet flooring and a radiator.



BEDROOM ONE



BEDROOM TWO

12'1" x 10'0" (3.69 x 3.05)

The second double bedroom is positioned to the rear aspect and benefits from a uPVC double-glazed window fitted with contemporary blinds, allowing for plenty of natural light. The room is further complemented by newly fitted modern carpet flooring and a radiator.



BEDROOM TWO



BEDROOM THREE

8'0" x 6'11" (2.46 x 2.13)

The third bedroom is a well-proportioned room, also positioned to the rear aspect, with a uPVC double-glazed window fitted with contemporary blinds. The room is finished with matching newly fitted modern carpet flooring, radiator and loft access to the ceiling.



BATHROOM

6'11" x 5'1" (2.13 x 1.55)

The family bathroom comprises a modern white three-piece suite, including a panelled bath with shower over, pedestal wash hand basin and low-flush WC. The room is finished with contemporary aqua-style wall panelling, tiled-effect vinyl flooring and a heated towel rail. A uPVC double-glazed window to the front aspect, complete with a modern fitted blind, provides natural light and ventilation.



OUTSIDE

THE GARDENS

The property is approached via a walled front boundary, with an open driveway laid with concrete and decorative shingles, providing ample off-road parking. Double wooden gates lead through to a further driveway, detached outbuilding/shed and the rear garden. The southerly-facing rear garden is enclosed by fencing to the boundaries and is predominantly laid to lawn, complemented by a paved patio area, ideal for outdoor dining and summer barbecues.



THE GARDENS



THE GARDENS



REAR VIEW



OUTBUILDING/SHED

The newly installed concrete sectional outbuilding features a uPVC door to the front aspect and provides useful additional storage space.

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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC -

VIEWING ARRANGEMENTS

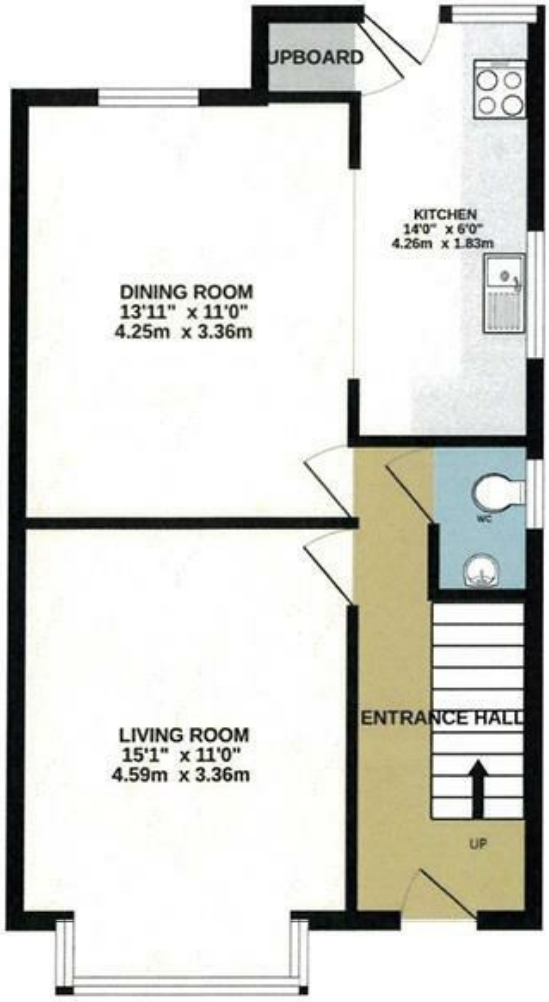
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

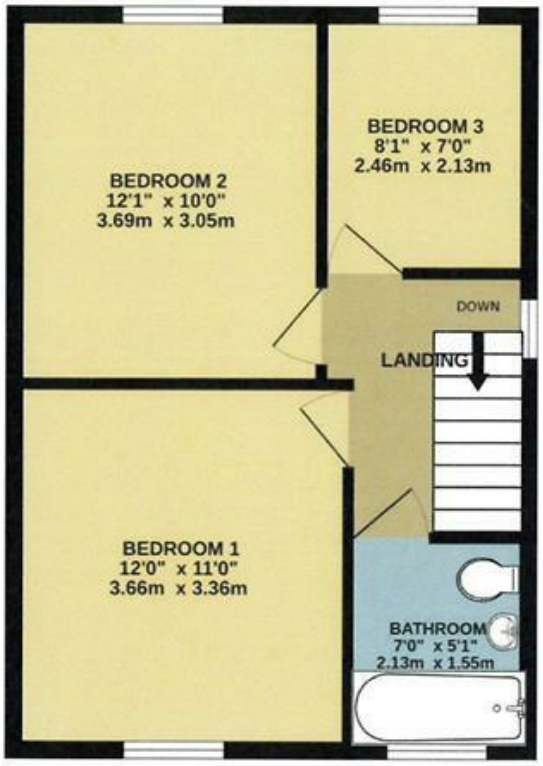
OPENING TIMES

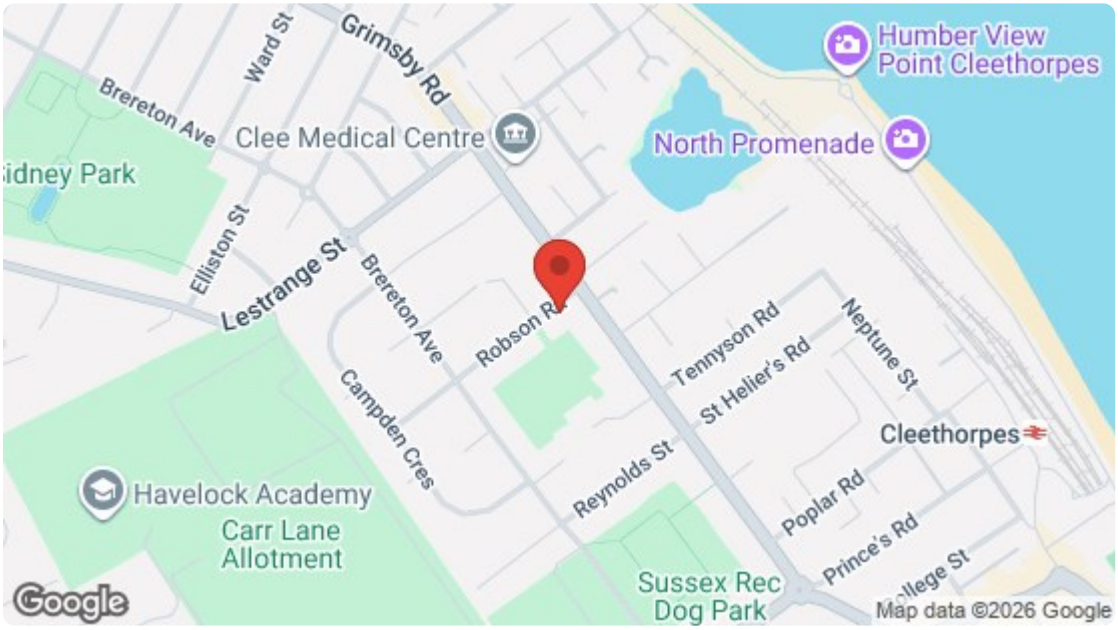
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

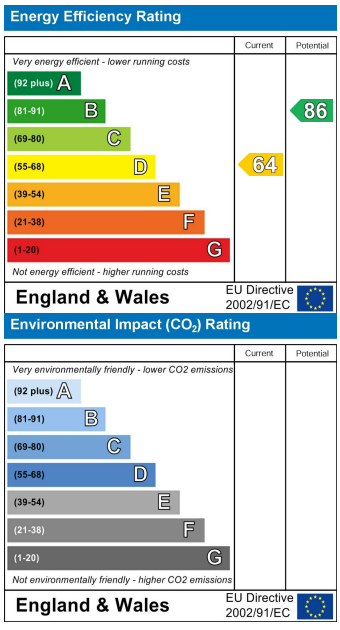
GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.









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.