



173 Chichester Road, Cleethorpes, North East Lincolnshire, DN35 0JN
£330,000

Key Features:

- Superbly Modernised Semi Detached Home
- FOUR Double Bedrooms
- Highly Popular Cleethorpes Location
- Open Plan Kitchen Diner and Living Area
- Separate Lounge
- Downstairs Cloak/WC
- Modern Shower Room
- South Facing Landscaped Rear Garden
- Driveway Parking and Integral Garage
- No Forward Chain

Situated in an ever popular residential area of Cleethorpes, this superbly modernised four bedroom semi detached home offers spacious, well-planned accommodation ideally suited to family living. The property is positioned within a short walk of the seafront, local amenities, and close proximity to the well regarded Signhills Primary Academy.

Immaculately presented, the ground floor includes a comfortable front aspect lounge, while to the rear the open plan kitchen diner and living area creates a bright, sociable space for day-to-day living and entertaining, with a conveniently located downstairs cloak/WC. Upstairs are four good sized double bedrooms, together with a stylish modern shower room.

Externally, the property continues to impress with a generous south facing rear garden, enjoying a private outlook backing onto the Buck Beck. The garden is enhanced by dual aspect patio areas, ideal for outdoor dining and relaxing. To the front, a block paved driveway provides ample parking and access to the integral garage. Offered for sale with no forward chain.



ENTRANCE HALL

Accessed via a uPVC front entrance door. With staircase leading to the first floor.

LOUNGE

12'7" x 11'6" (3.86 x 3.52)

With a front aspect bow window, and wood effect laminate flooring.

KITCHEN/DINER

21'10" x 10'1" (6.67 x 3.08)

Fitted with a large range of modern storage units, and contrasting worktops incorporating a peninsula breakfast bar. Integrated appliances include a double oven, induction hob with extractor over, dishwasher and washing machine. Space for an American style fridge/freezer. Composite sink/drainers. Open plan to:-

LIVING AREA

13'6" x 10'4" (4.13 x 3.17)

Forming an L-shape with the kitchen diner, with ceramic tiled floor throughout, and sliding doors opening onto the rear garden.

CLOAKROOM

4'11" x 3'0" (1.52 x 0.92)

Fitted with a WC and hand basin.

FIRST FLOOR LANDING

With a built-in storage/airing cupboard, and loft access via a drop-down ladder.

BEDROOM 1

11'11" x 11'8" (3.64 x 3.56)

To front aspect, featuring a large range of shaker style fitted wardrobes.

BEDROOM 2

11'11" x 8'2" (3.64 x 2.51)

To front aspect.

BEDROOM 3

10'7" x 8'3" (3.25 x 2.52)

To rear aspect.

BEDROOM 4

10'7" x 7'8" (3.25 x 2.35)

To rear aspect

SHOWER ROOM

7'5" x 6'8" (2.27 x 2.05)

Fully tiled, featuring a large walk-in shower, vanity unit, WC, and heated towel rail.

GARAGE

17'9" x 8'2" (5.42 x 2.51)

An integral garage accessed via electric roller door. With power, lighting, and housing the 'Baxi' gas central heating boiler.

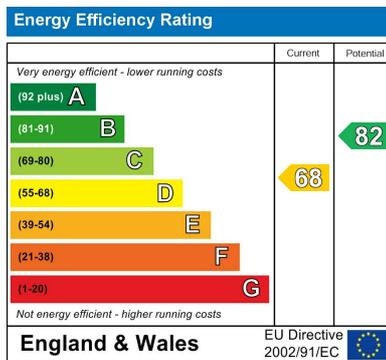
TENURE

Freehold

COUNCIL TAX BAND

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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

