Joy Walker

ESTATE AGENTS



17 Elm Avenue

Cleethorpes, North East Lincolnshire DN35 8HW

A THREE BEDROOM MID-TERRACED PROPERTY OFFERING EXCELLENT POTENTIAL FOR REFURBISHMENT, situated in a convenient and popular central Cleethorpes location.
The property requires a full programme of refurbishment but offers an exciting opportunity for a buyer to create a home to their own taste and specification. The accommodation briefly comprises: entrance, lounge, dining area, kitchen and ground floor bathroom, with three bedrooms to the first floor. Externally, the property also benefits from a rear garden.Ideally positioned within easy reach of Cleethorpes town centre, local amenities, shops, schools and the seafront, this property is well suited to buyers looking for a renovation project with plenty of potential.

- THREE BEDROOM MID-TERRACED PROPERTY
- FULL REFURBISHMENT PROJECT OFFERING EXCELLENT POTENTIAL
- IDEAL OPPORTUNITY TO CREATE A HOME TO YOUR OWN TASTE
- LOUNGE TO THE GROUND FLOOR
- KITCHEN REQUIRING REFURBISHMENT
- GROUND FLOOR BATHROOM
- THREE GOOD-SIZED BEDROOMS TO THE FIRST FLOOR
- REAR GARDEN
- CHAIN FREE







Offers Over £80,000

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MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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GROUND FLOOR

ENTRANCE
Approached via a uPVC double glazed door



LOUNGE (FRONT)
12'5" x 11'2" (3.80 x 3.41)
Double glazed bay window to front, vinyl flooring, exposed brick fireplace and two radiators



DINING AREA
15'8" x 12'8" (4.80 x 3.87)
Double glazed window to rear, vinyl flooring and two radiators



DINING AREA



KITCHEN

19'4" x 7'10" (5.90 x 2.41)

The kitchen is fitted with a range of wall and base units, incorporating an oven with extractor hood over, stainless steel sink and drainer, two double-glazed windows and a radiator.



KITCHEN



BATHROOM (GROUND FLOOR)

8'0" x 6'1" (2.45 x 1.87)

The bathroom is fitted with a white three-piece suite comprising a bath with electric shower over, WC and wash hand basin. A double-glazed window to the rear provides natural light, with a radiator completing the room.





BATHROOM (GROUND FLOOR)

FIRST FLOOR

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BEDROOM ONE

12'11" x 12'5" (3.94 x 3.80)

To the front of the property this double bedroom have fitted carpets a double glazed window and a radiator.



BEDROOM TWO

10'2" x 9'11" (3.12 x 3.03)

Double glazed window, fitted carpets and a radiator.



BEDROOM THREE

11'6" x 9'7" (3.53 x 2.93)

Double glazed window, fitted carpets and a radiator.

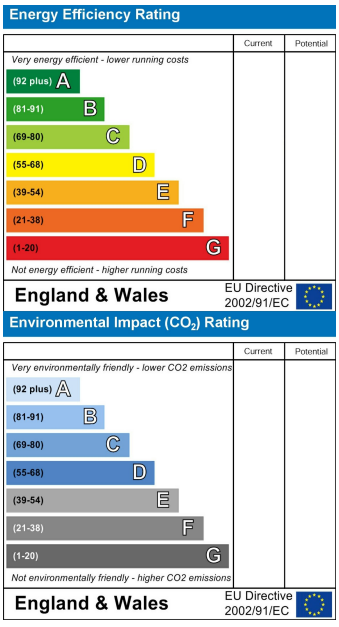


OUTSIDE

THE GARDENS

The rear garden is currently in need of attention and offers an excellent opportunity for the new owner to transform the space to suit their own requirements. With some clearing, landscaping and maintenance, the garden has the potential to become a pleasant outdoor area.





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.