JoyWalker

ESTATE AGENTS

1 Trinity Road

Cleethorpes, North East Lincolnshire DN35 8UH

Standing in WEST facing gardens and being sold with no forward chain is this THREE BEDROOM SEMI DETACHED HOUSE. The property is in need of updating and at present has accommodation including: Entrance hall, through lounge/dining room, kitchen/breakfast room, three bedrooms and a modern bathroom/wc to the first floor. Gas central heating system. Double glazing. Detached brick garage with additional off road parking. Front garden plus an excellent sized rear garden. EARLY VIEWING RECOMMENDED.

- EARLY VIEWING RECOMMENDED
- BAY FRONT SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL AREA CLOSE TO TAYLORS AVENUE
- THROUGH LOUNGE/DINING ROOM
- KITCHEN & FIRST FLOOR BATHROOM
- THREE BEDROOMS
- GAS CENTRAL HEATING (New Combi boiler installed March 2026)
- DOUBLE GLAZING
- OFF STREET PARKING/DRIVE & GARAGE
- NO FORWARD CHAIN

Offers Over £135,000

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www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
Pvc glazed door and side lights to:-

ENTRANCE HALL
Approached via a double glazed entrance door with matching side panels, having staircase with decorative wrought iron balustrade to first floor. Radiator and coving to ceiling

LOUNGE/DINING ROOM
24'11" x 11'8" (7.61 x 3.57)
With double glazed bay to front elevation plus double glazed patio doors to rear garden, this spacious rooms has coving to ceiling plus centre light and wall light points. Two radiators.

LOUNGE/DINING ROOM

KITCHEN
15'3" x 7'11" (4.65 x 2.42)
Fitted with a range of grey base and wall cupboards incorporating an electric oven and hob having an extractor above. The contrasting work surfaces are inset with a stainless steel sink unit with space beneath for washing machine etc. Vinyl flooring. Useful understairs cupboard. Two double glazed windows and door. Radiator.

FIRST FLOOR
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LANDING
Double glazed window. Access to roof space.

BEDROOM 1 (FRONT)

11'10" x 11'8" (3.61 x 3.57)

Double glazed window to front, radiator and a bank of fitted wardrobes

BEDROOM 2 (REAR)

9'6" x 9'8" minium (2.91 x 2.96 minium)

Double glazed window, original airing cupboard and radiator. Wall mounted gas central heating Combi boiler (installed March 2026)

BEDROOM 3 (FRONT)

6'6" x 7'11" (2 x 2.42)

Double glazed window to rear, radiator and recess alcove which provides hanging space.

BATHROOM (FRONT)

6'1" x 5'9" (1.86 x 1.77)

Fitted with a panelled bath having a glass screen and an electric shower above plus a grey vanity unit including a sink and concealed wc. Double glazed window. Heated towel rail. Vinyl flooring.

OUTSIDE

GARAGE

13'7" x 9'7" (4.15 x 2.93)

Up and over door to the front, light and power.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a brick wall and is mainly lawned, a concrete paved driveway provides off road parking and leads to the garage at the rear. The enclosed WEST facing rear garden has a substantial raised patio area located close to the house with the remainder of this garden being mainly lawned. Outside tap

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

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

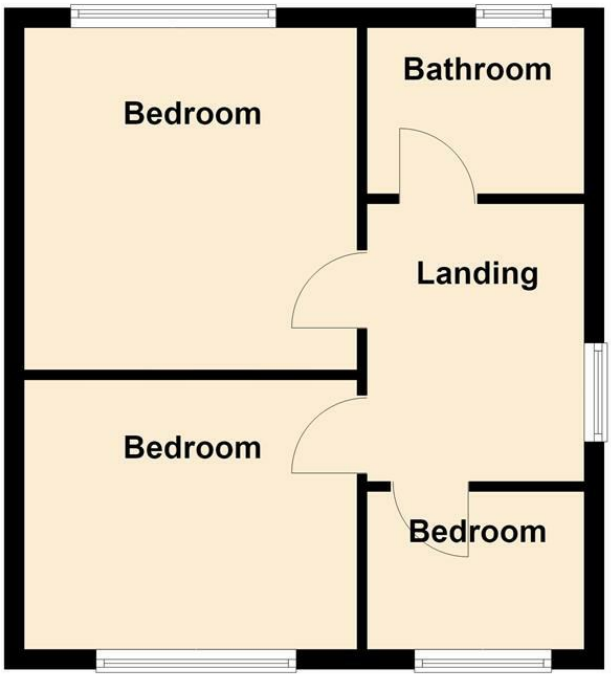
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

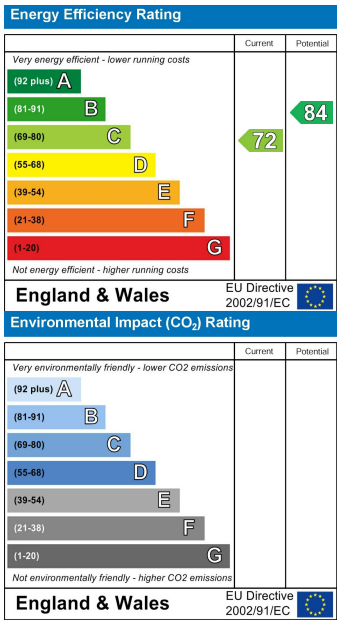
Approx. 42.1 sq. metres (452.7 sq. feet)

First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 77.8 sq. metres (837.0 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.