



5 Robson Road, Cleethorpes, North East Lincolnshire, DN35 7UY
£210,000

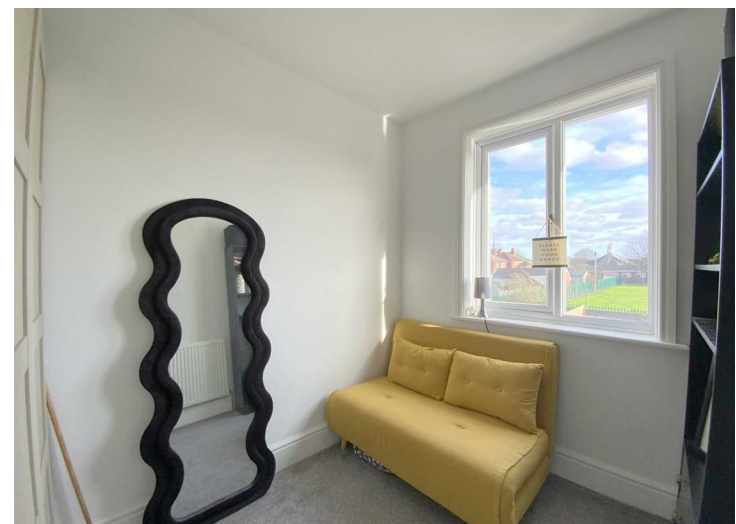
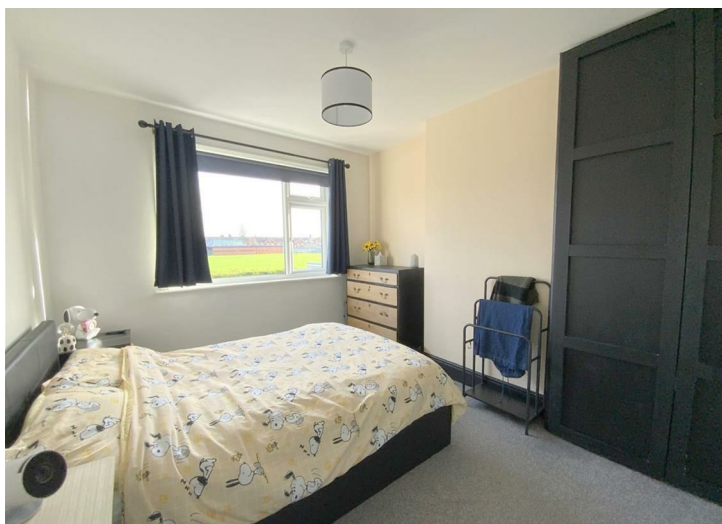
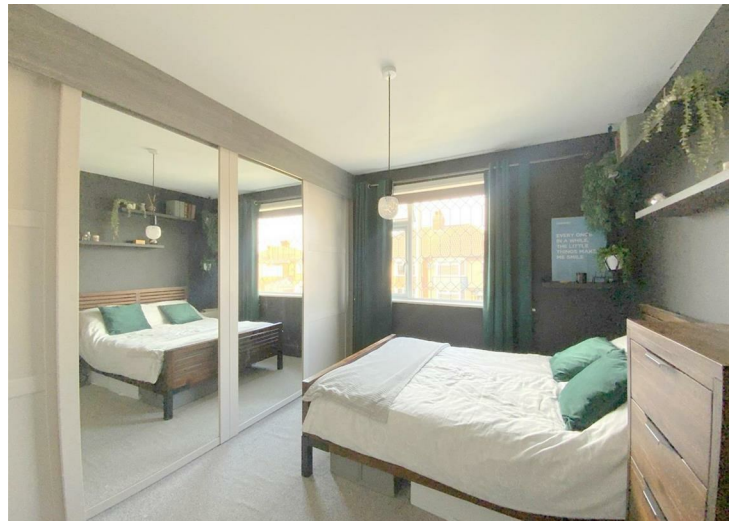
Key Features:

- Traditional Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Downstairs WC and First Floor Bathroom
- Generous Rear Garden
- Versatile Garden Room/Store
- No Forward Chain

Located in a popular area of Cleethorpes, this three bedroom semi detached home is ideally positioned close to local amenities, schools, and within easy walking distance of the town centre and seafront.

Well presented, the accommodation offers a traditional layout, comprising a bay fronted lounge, rear dining room with French doors opening onto the garden, a modern fitted galley-style kitchen, and a convenient downstairs cloak/WC. Upstairs there are three bedrooms, including two comfortable doubles, along with a family bathroom.

Backing onto the local primary school field, the property benefits from a generously sized rear garden, featuring a spacious paved patio, lawn and a versatile garden room/store. Offered for sale with no forward chain.



ENTRANCE HALL

With staircase leading to the first floor.

CLOAKROOM/WC

4'4" x 3'1" (1.33 x 0.96)

Fitted with a hand basin and WC.

LOUNGE

15'1" x 11'5" (4.60 x 3.50)

With a bay window to front aspect. Feature fireplace designed to accommodate an electric stove, with a TV recess above.

DINING ROOM

13'11" x 10'10" (4.26 x 3.31)

With French doors opening onto the rear patio.

KITCHEN

14'1" x 6'3" (4.31 x 1.91)

Fitted with a range of white gloss units, worktops incorporating a stainless-steel sink, built-in oven, gas hob with extractor over, plumbing for a washing machine, and space for an American style fridge/freezer. Wall mounted 'Ideal Logic' GCH boiler. Access to the rear garden.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

11'11" x 9'4" (3.64 x 2.85)

To front aspect, with a built-in wardrobe.

BEDROOM 2

13'0" x 10'2" (3.97 x 3.12)

To rear aspect, with a built-in wardrobe/storage cupboard.

BEDROOM 3

8'2" x 7'1" (2.51 x 2.16)

To rear aspect, with a fitted wardrobe, and access to the loft via a drop-down ladder.

BATHROOM

6'9" x 5'7" (2.07 x 1.71)

Fitted with a vanity unit, WC, heated towel rail, and panelled bath with shower over.

GARDEN ROOM

15'1" x 7'2" (4.61 x 2.20)

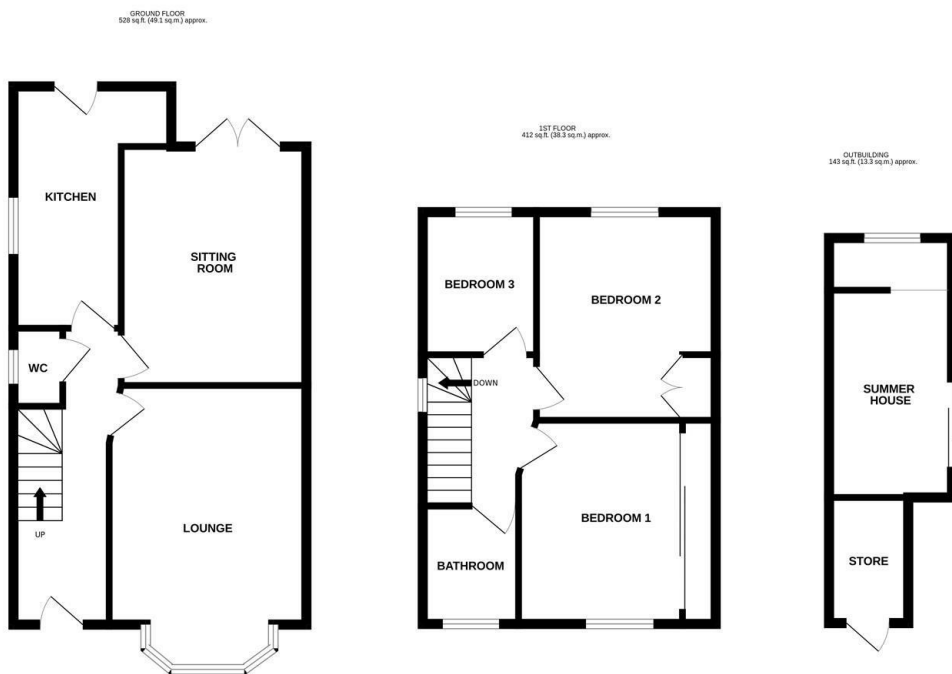
TENURE

FREEHOLD

COUNCIL TAX

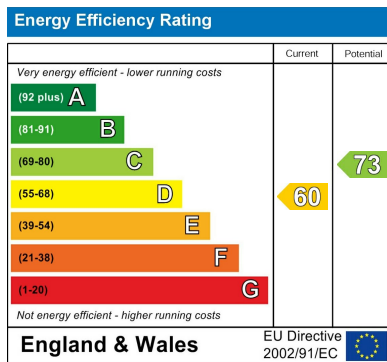
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TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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