



## 29 Yarra Road Cleethorpes, North East Lincolnshire DN35 8LS

We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY situated just off St Peter's Avenue and a stones throw away from the promenade with its abundance of amenities and fantastic bus routes. The property is in need of cosmetic refurbishment and benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance porch, hallway, large lounge, kitchen, dining room/snug and to the first floor three good sized bedrooms and family bathroom. Having low maintenance gardens to the front and back with the rear garden being of a sunny aspect with a brick built shed. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £130,000**

- CENTRAL CLEETHORPES LOCATION
- MID TERRACE PROPERTY
- KITCHEN
- DINING ROOM/SNUG
- LOUNGE
- THREE BEDROOMS
- FAMILY BATHROOM
- FIRE DOORS FITTED
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

## PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via a uPVC double glazed door into the inner porch.



#### PORCH

Having wood effect laminate flooring and wooden glazed door leading to the hallway.

#### HALLWAY

Having continued wood effect laminate flooring, coved ceiling, radiator and a wooden glazed door leading to the carpeted stairs with further radiator.



#### LOUNGE

25'3" x 10'7" (7.71 x 3.23)

The larger than average lounge has a uPVC double glazed square bay window to the front aspect with radiator and fitted window seat, coving to the ceiling, wood effect laminate flooring and further radiator, large under stairs storage cupboard, feature ornate fire surround with marble hearth and electric fire and uPVC double glazed French doors leading to the rear garden.



## LOUNGE



## KITCHEN

13'9" x 8'3" (4.20 x 2.54)

Benefitting from a large range of hand painted wall and base units with contrasting work surfaces and tiled splash backs incorporating a stainless steel sink and drainer, electric hob and one and a half electric fan assisted ovens, ample space for further appliances and radiator fitted. Finished with tiled flooring, uPVC double glazed door and window to the side aspect. Arch leading to the dining room/snug.



## KITCHEN



## DINING ROOM

9'9" x 8'2" (2.99 x 2.51)

Having an arch from the kitchen with coving to the ceiling, wood effect laminate flooring, radiator and uPVC double glazed window to the rear.



## FIRST FLOOR

## FIRST FLOOR LANDING

The split level landing has carpeted flooring with wooden open spindle balustrade, down lights to the ceiling, radiator and doors leading to the loft access.



## BEDROOM ONE

13'10" x 11'5" (4.24 x 3.50)

The master bedroom is to the front aspect with a uPVC double glazed window, wood effect laminate flooring, coving to the ceiling and dado rail. Recess ideal for wardrobes.



## BEDROOM TWO

11'6" x 8'7" (3.52 x 2.62)

The second double bedroom has a uPVC double glazed window to the rear aspect, wood effect laminate flooring, coving to the ceiling, radiator and recess ideal for wardrobes.



## BEDROOM THREE

9'11" x 8'6" (3.04 x 2.60)

The third bedroom is again a good size with a uPVC double glazed window to the rear aspect, coving to the ceiling, wood effect laminate flooring and radiator.



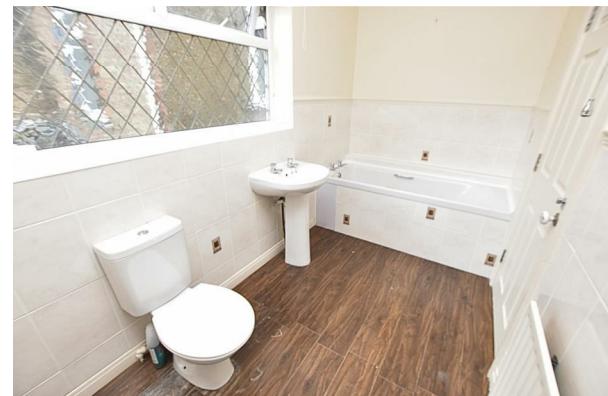
## BATHROOM

13'8" x 5'8" (4.19 x 1.75)

Benefiting from a four piece white suite comprising of; Bath, shower cubicle with glazed screen dual heads one being rainfall and Aqua panelled splashbacks, pedestal hand wash basin and low flush wc. finished with part tiled walls, wood effect laminate flooring, radiator, large walk in storage cupboard housing the wall mounted boiler and uPVC double glazed window to the side aspect.



## BATHROOM



## OUTSIDE



## GARDENS

Having low maintenance front and rear gardens with walled boundaries to the front and wrought iron access gate. The enclosed rear garden has feature raised boarders with mature planting and feature seating, brick shed with rear door leading to a secure passage way.



## 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 -

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.