



## 1 Mill Hill Crescent Cleethorpes, North East Lincolnshire DN35 8EH

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED HOUSE situated just off Trinity Road with a small cul de sac on the edge of Cleethorpes Town Centre and with in easy reach of all local amenities, seafront and promenade. Can be re-configured to be a three bedroom. The property requires general updating whilst benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, kitchen, lounge, dining room, sunroom and two double bedrooms, one with en suite and a family bathroom. Having a driveway providing off road parking, detached garage and workshop and mature garden. Viewing is highly recommended.

- CUL DE SAC LOCATION IN CLEETHORPES
- SEMI DETACHED FAMILY HOME
- IN NEED OF GENERAL UPDATING
- KITCHEN
- LOUNGE
- DINING ROOM
- SUNROOM
- TWO BEDROOMS
- EN SUITE & FAMILY BATHROOM
- FRONT & REAR GARDENS

**£159,950**



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Access via a uPVC glazed door with side and top light panels into the hallway.

### HALLWAY

Having coving to the ceiling, dado rail, radiator, carpeted floor and carpeted stairs leading to the first floor with decorative wrought iron spindle balustrade. Under stairs storage cupboard. Utility cupboard that could be converted to a cloakroom.



### HALLWAY



### KITCHEN

13'6" x 6'11" (4.13 x 2.12)

The kitchen benefits from a range of white fronted wall and base units with contrasting work surfaces and tiled splashbacks incorporating a ceramic sink and drainer, electric hob with extractor above and one and half electric fan assisted ovens ample space for a washing machine, fridge and freezer. Wall mounted boiler. Finished with a uPVC window to the side aspect and door leading to the sunroom. Wood effect vinyl flooring.



### KITCHEN

## DINING ROOM

17'9" x 10'3" (5.43 x 3.13)

The dining room is a great size with aluminium sliding doors to the sunroom, coving to the ceiling, dado rail, radiator and carpeted floor. Newly fitted Oak glazed bi-folding doors to the lounge.



## DINING ROOM



## DINING/LOUNGE



## LOUNGE

15'1" x 11'6" (4.62 x 3.53)

To the front of the property with a bay window, carpeted flooring, coving to the ceiling, dado rail and radiator. Feature fireplace with stone surround and hearth and inset coal effect gas fire.



## SUNROOM

15'10" x 8'1" (4.85 x 2.48)

The brick base sunroom has dual aspect uPVC double glazed French doors leading into the rear garden.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued balustrade and carpeted flooring with dado rail and window to the side aspect.



## BEDROOM ONE

11'8" x 10'1" (3.57 x 3.08)

The first double bedroom is to the front of the property and has carpeted flooring, radiator and built in wardrobes. Door to the toilet or third bedroom.



### TOILET

6'0" x 5'11" (1.85 x 1.82)

Having a window to the front aspect, panelled walls, vinyl flooring, wc and radiator. This was the original shower room and could be converted back.



### BEDROOM TWO

12'2" x 8'0" (3.71 x 2.44)

To the rear of the property with a window over looking the garden, laminate flooring, radiator and built in wardrobes.



### BATHROOM

9'0" x 8'0" (2.75 x 2.44)

Benefitting from a four piece suite comprising of; Corner bath, shower cubicle with glazed screens, pedestal hand wash basin and low flush wc. Finished with tiled walls and floor, radiator, heated towel rail and window to the rear aspect.



### OUTSIDE

#### GARDENS

The property has double wrought iron entrance gates leading to the red bricked driveway that provides off road parking with walled and fenced boundaries and mature planting to the front garden. The driveway has double wooden gates leading to the rear garden. The rear garden has a detached brick built garage which extends to a work shop and greenhouse. The garden is mainly laid to lawn with a decked patio area and well stocked mature planting to the borders.



## GARDENS



## GARDENS



## REAR GARDEN



## REAR GARDEN



## 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 - B

EPC - D

## VIEWING ARRANGEMENTS

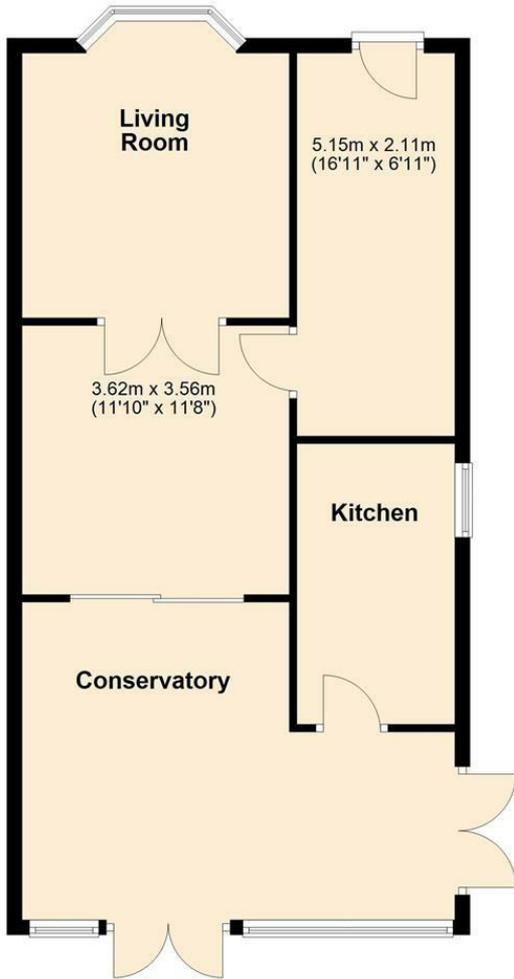
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

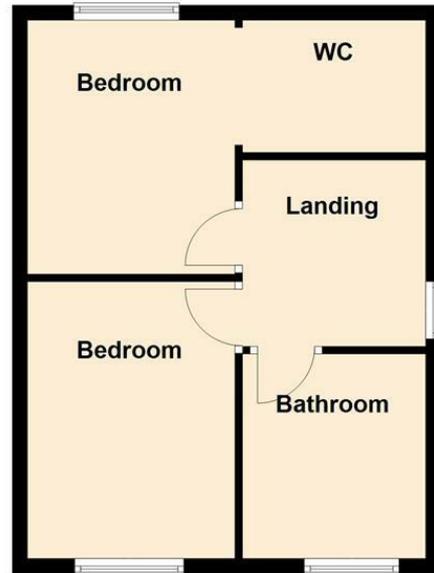
### Ground Floor

Approx. 67.5 sq. metres (726.6 sq. feet)

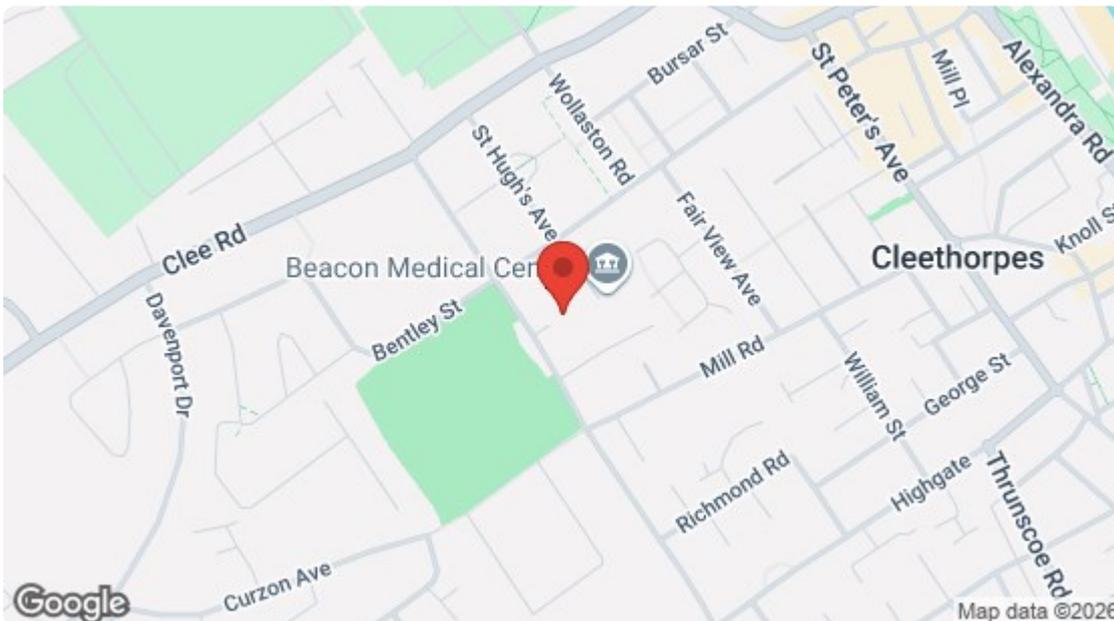


### First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		66	79
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 firm's employment 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.