

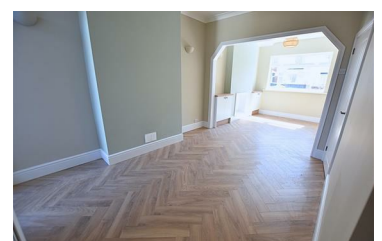


7 Neville Street Cleethorpes, North East Lincolnshire DN35 7PZ

Stunning Three Bedroom Mid-Terrace Home – Turn-Key Condition Ideally located within easy reach of Cleethorpes town centre, the seafront, and a fantastic selection of shops, cafes, bars and restaurants, this beautifully refurbished three-bedroom mid-terrace home offers stylish, move-in-ready accommodation finished to an exceptional standard throughout. The welcoming entrance porch retains its original tiled flooring, adding character from the moment you step inside. The property boasts a bright and spacious open-plan lounge/diner enhanced by attractive wall panelling, a contemporary fitted kitchen with integrated appliances, a sleek ground-floor bathroom featuring modern black fittings, three well-proportioned first-floor bedrooms, and a separate WC. Having undergone a comprehensive renovation programme, improvements include a brand-new kitchen and bathroom, full redecoration, new flooring throughout, replacement internal doors, and an upgraded gas central heating system with boiler. Externally, newly installed fencing and gates complement the landscaped, low-maintenance gardens. With manufacturer warranties on integrated appliances and a boiler guarantee, this outstanding home offers complete peace of mind. Perfect for first-time buyers, families or investors, this is a rare opportunity to acquire a beautifully presented home where every detail has been thoughtfully considered. Conveniently positioned for local amenities, transport links and major road networks, early viewing is highly recommended.

Chain Free £110,000

- FULLY REFURBISHED THREE BEDROOM HOME
- TURN-KEY CONDITION
- SPACIOUS OPEN-PLAN LOUNGE/DINER
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- STYLISH BATHROOM WITH BLACK FITTINGS
- ORIGINAL TILED ENTRANCE PORCH
- UPGRADED BOILER AND CENTRAL HEATING
- REDECORATED AND RECARPETED
- LANDSCAPED GARDENS WITH FENCING
- CLOSE TO THE SEAFRONT AND TOWN CENTRE



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.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

RENOVATION WORKS

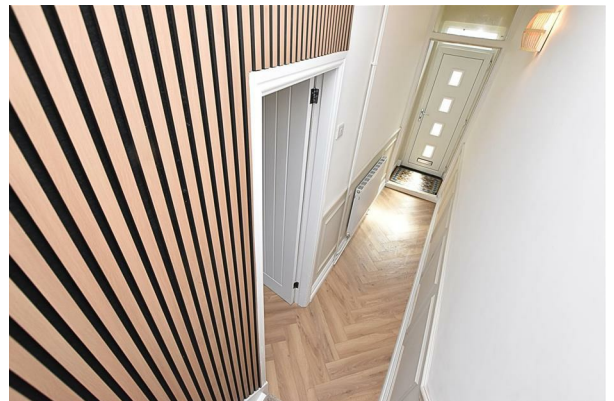
- New rainwater goods to areas of front & rear
- Full external redecoration
- Insulated and boarded loft area to main roof
- New kitchen with integrated appliances
- New bathroom & sanitaryware
- New internal doors
- Full internal redecoration throughout
- New carpets & floor vinyl throughout
- Herringbone wood-effect flooring to hallway and through lounge
- New Double-Glazed upvc rear door and top-light
- New consumer unit and fittings throughout
- Heating system upgrades, including wireless thermostat
- Newly turfed and stone covered areas to gardens

GUARANTEES AVAILABLE

- The appliances are all brand-new so have manufacturer's warranties
- Gas Safe certificate for the heating system
- EICR for the electrical system
- New rear door & top-light has supplier's guarantee

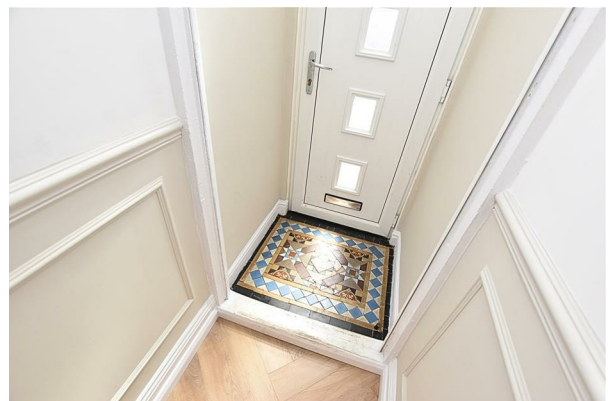
ENTRANCE

Accessed via a uPVC double glazed door with top light above into the entrance porch area.



PORCH

Retaining the original tiling to the floor and open to the hallway.



HALLWAY

The impressive entrance hall creates an immediate sense of style, featuring attractive wall panelling to dado height and acoustic style panelling to one wall, wood-effect herringbone Herringbone style flooring, and a striking white staircase complete with a carpet runner leading to the first floor. A radiator and contemporary panelled doors complete this beautifully presented space. Modern white panelled doors.



HALLWAY



LOUNGE

11'3" x 9'5" (3.43 x 2.88)

The lounge features a uPVC double-glazed window to the front aspect and retains its original coving and ceiling cornice. Additional features include wood-effect herringbone LVT flooring, a contemporary-style radiator, matching built-in storage cupboards, and an open alcove inset within the chimney breast. An open archway leads through to the dining area.



LOUNGE



LOUNGE



DINING ROOM

12'7" x 9'10" (3.84 x 3.00)

The dining area is accessed via an open archway from the lounge and benefits from continued wood-effect LVT flooring, coving, and a ceiling rose. Further features include a radiator with a matching cover, a large understairs storage cupboard, and a fully glazed uPVC door with a glazed top light providing access to the rear garden.



DINING ROOM



DINING ROOM



KITCHEN

11'3" x 8'0" (3.45 x 2.46)

The newly fitted modern kitchen features an extensive range of forest green shaker-style wall and base units, complemented by black handles, wood-effect work surfaces, and matching upstands. Additional matching units and work surfaces create a practical breakfast bar area. Integrated appliances include a composite Rangemaster Belfast-style sink, ceramic hob with glass splashback, black chimney-style extractor hood, eye-level electric fan-assisted oven, fridge freezer, and dishwasher. The kitchen is finished with tiled-effect vinyl flooring, a black heated towel rail, and a uPVC double-glazed window to the side aspect.



KITCHEN



KITCHEN



KITCHEN



BATHROOM

8'5" x 8'0" (2.57 x 2.44)

The newly fitted bathroom comprises a contemporary three-piece suite in white, including a bath with a glazed shower screen, black fittings, and a black shower. The vanity wash hand basin is set within a modern grey storage unit, complemented by a low-flush WC. The room is finished with fully tiled walls, with the shower area featuring stylish tile-effect wall panelling, tiled-effect vinyl flooring, and a black heated towel rail. Additional features include a matching utility unit with work surface and space for an automatic washing machine, recessed downlighting, an extractor fan, and dual-aspect uPVC double-glazed windows.



BATHROOM



FIRST FLOOR

FIRST FLOOR LANDING

The landing benefits from continued carpeting and decorative wall panelling, complemented by an open white spindle balustrade, white panelled doors, and coving. Additional features include attractive wicker wall lights and loft access. The loft is fully insulated and boarded, with the added convenience of a pull-down ladder.



BEDROOM ONE

12'10" x 10'11" (3.92 x 3.34)

The master bedroom features a uPVC double-glazed window to the front aspect, newly laid carpeting, and a radiator. A contemporary feature wall with decorative panelling to picture rail height adds character and style to the room.



BEDROOM ONE



BEDROOM TWO

13'0" x 7'8" (3.97 x 2.36)

The second double bedroom benefits from a uPVC double-glazed window overlooking the rear aspect, newly fitted carpeting, and a radiator.



BEDROOM THREE

8'5" x 7'0" (2.58 x 2.15)

The third bedroom is a well-proportioned room, benefiting from a uPVC double-glazed window to the rear aspect, newly laid carpeting, and a radiator.



CLOAKROOM/WC

3'7" x 2'8" (1.11 x 0.82)

A useful addition to the first floor, the separate WC is fitted with a white low-flush toilet. The room is enhanced by tongue-and-groove panelling to dado rail height, newly laid carpeting, an extractor fan, and a built-in cupboard housing the wall-mounted boiler.



OUTSIDE

THE GARDENS

The property is set back from the road behind a low-maintenance front garden, enclosed by a wall and laid with decorative slate, with access provided via a wrought iron gate. To the rear, the enclosed garden enjoys a combination of walled and fenced boundaries and features a lawn, together with a pebbled pathway leading to a pebbled patio seating area. A wooden side gate provides access to a secure covered passageway.



THE GARDENS



THE GARDENS



FRONT 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 - A

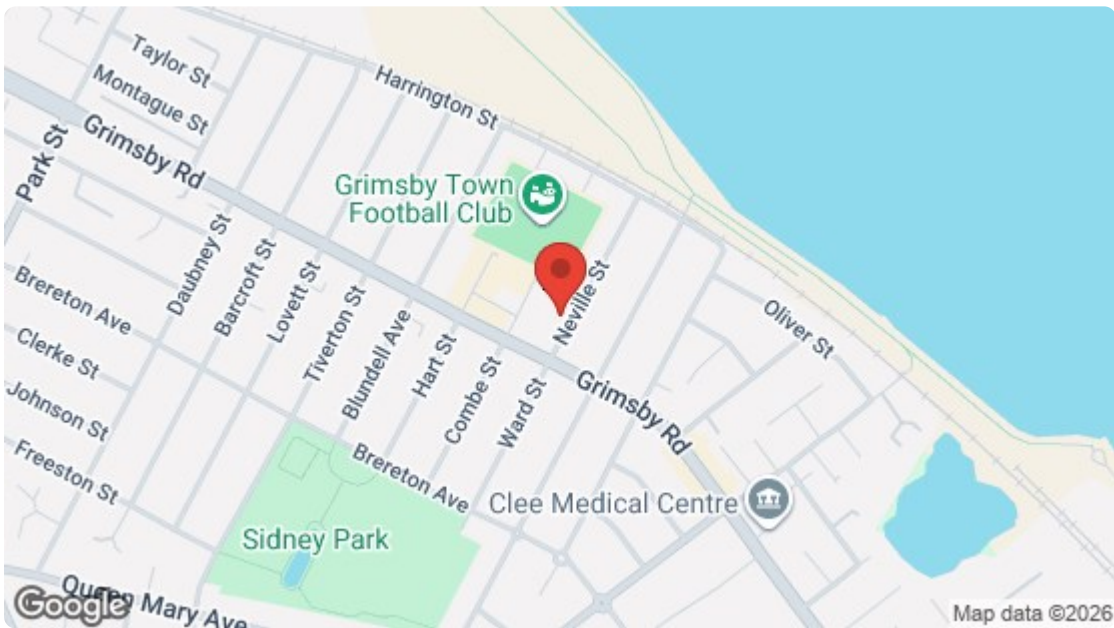
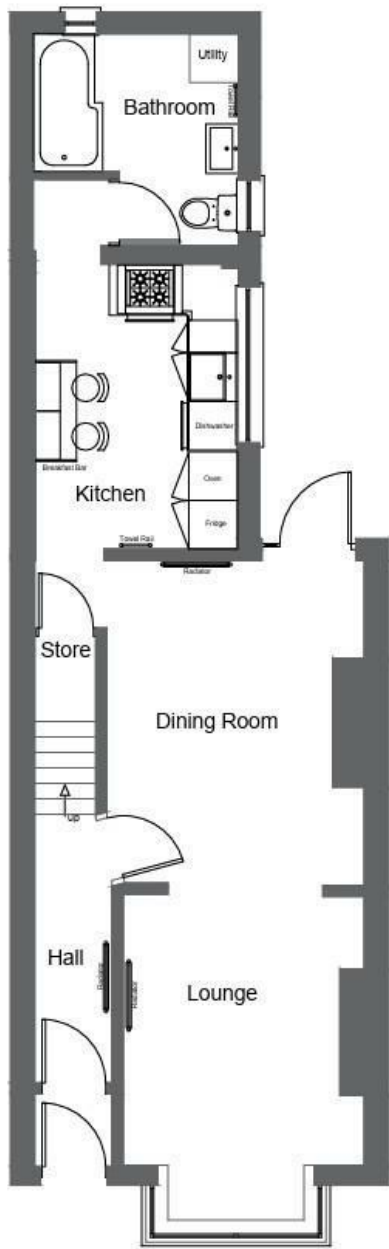
EPC - D

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	66	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.