



37 Braemar Road, Cleethorpes, DN35 9AU
£165,000

Key Features:

- Semi Detached Property
- Modernisation Project
- Popular Residential Area of Cleethorpes
- Three Double Bedrooms
- Good Sized Rear Garden
- Driveway Parking and Detached Garage
- No Forward Chain

This three bedroom semi detached property offers an excellent opportunity for buyers looking to modernise and make a home their own. Situated within a popular residential area of Cleethorpes, conveniently positioned close to local amenities, schools, and short walking distance of the seafront.

The accommodation comprises an entrance hall, spacious dual aspect lounge/dining room, kitchen, three double bedrooms and a bathroom. Externally the property benefits from a good sized south-east facing garden, driveway parking and a large detached brick-built garage. Offered for sale with no forward chain.



ENTRANCE HALL

13'6" x 6'1" (4.14 x 1.87)

With staircase leading to the first floor.

LOUNGE/DINING ROOM

24'8" x 10'7" (7.53 x 3.25)

Of dual aspect with a bay window to the front and patio doors opening onto the rear garden. Brick fireplace incorporating a gas fire.

KITCHEN

16'3" x 6'11" (4.96 x 2.12)

Fitted with traditional wooden units, built-in oven/grill and gas hob. Floor mounted gas central heating boiler. Side and rear aspect windows, and access to the rear garden.

FIRST FLOOR LANDING

With a side aspect window, and access to the loft via a drop-down ladder.

BEDROOM 1

11'10" x 11'8" (3.61 x 3.58)

With a front aspect window.

BEDROOM 2

10'8" x 9'8" (3.27 x 2.96)

With a rear aspect window, and built-in storage/airing cupboard.

BEDROOM 3

14'2" x 7'0" (4.32 x 2.14)

A further double bedroom, with side and rear aspect windows.

BATHROOM

6'4" x 5'10" (1.94 x 1.78)

Fitted with a pedestal basin, WC, and panelled bath with electric shower over

GARAGE

19'8" x 9'6" (6.00 x 2.90)

TENURE

FREEHOLD

COUNCIL TAX

B



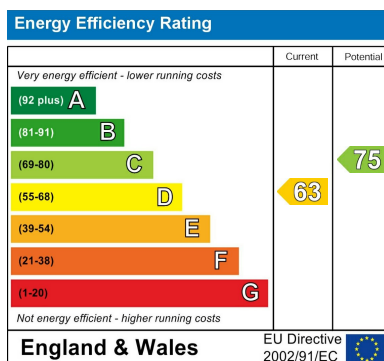
GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

While 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.

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