Joy Walker

ESTATE AGENTS



57 Lestrange Street

Cleethorpes, North East Lincolnshire DN35 7HJ

This handsome double bay windowed THREE BEDROOM SEMI DETACHED HOUSE which is located in this popular residential area close to all amenities. The accommodation is being sold with vacant possession and at present comprises: Entrance hall, cloaks/wc, two good sized reception rooms, fitted kitchen, three bedrooms and a bathroom/wc to the first floor. Double glazing. Gas central heating system (modern boiler). Front garden with off road parking plus a lovely South/East facing rear garden.

- ATTRACTIVE SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- CLOAKS/WC
- THREE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- OFF ROAD PARKING
- GOOD SIZED GARDENS







£155,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

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
.

GROUND FLOOR
.

ENTRANCE HALL
Approached via a double glazed door having double glazed side lights, this traditional styled hall is decorated with Lincrusta and has a picture rail and radiator together with a spelled staircase which leads up to the first floor.



CLOAKS/WC
Fitted with a low flush wc. Double glazed window and a wall mounted modern Ideal gas fired boiler. The walls are half tiled.

LOUNGE (FRONT)
14'0" x 14'0" (4.29 x 4.28)
Having a double glazed walk in bay window to the front elevation, radiator and coving to ceiling. The focal point of this room is the modern fire surround which is inset with a gas fire.



DINING ROOM
13'11" x 9'6" (4.25 x 2.90)
Double glazed window to the rear elevation, radiator and coving to ceiling. A feature stone fire surround with hearth, mantle and ornamental recesses (the gas fire in situ has been disconnected).



KITCHEN

19'8" x 6'9" (6 x 2.06)

This excellent sized kitchen is fitted with a range of base and wall cupboards having contrasting work surfaces inset with a stainless steel sink unit and has space beneath for washing machine etc. Radiator and two double glazed windows plus a wooden door which leads out to the rear garden. There is a exposed brick tiled feature wall and mock beams to the ceiling.



FIRST FLOOR

.

FIRST FLOOR LANDING

Double glazed window and picture rail.



BEDROOM ONE

14'4" x 9'3" (4.39 x 2.84)

Having a double glazed bay window to the front elevation, radiator and fitted with two banks of floor to ceiling wardrobe cupboards.



BEDROOM ONE

BEDROOM TWO

11'0" x 8'5" (3.36 x 2.57)

Double glazed window, radiator and the original airing cupboard.



BEDROOM THREE

6'10" x 7'4" (2.10 x 2.25)

Double glazed window, radiator and fitted with a double wardrobe and dressing table area.



BATHROOM/WC

7'8" x 5'3" (2.34 x 1.61)

Having a coloured suite comprising a panelled bath, pedestal wash hand basin and a low flush wc. The walls are fully tiled in a contrasting ceramic tile. Radiator. Double glazed window.



OUTSIDE



THE GARDENS

The property stands in well cared for gardens with the front garden being set behind a brick wall having a central paved area inset with a established bush, edged with gravel borders. A concrete driveway provide off road parking. The enclosed southerly facing garden has a paved patio area situated close to the house with a substantial lawned edged with bushes and shrubbery, to the rear of this garden is a rockery and a garden shed which has electricity conncected.



GARDEN SHED & ROCKERY



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC -

TENURE - FREEHOLD

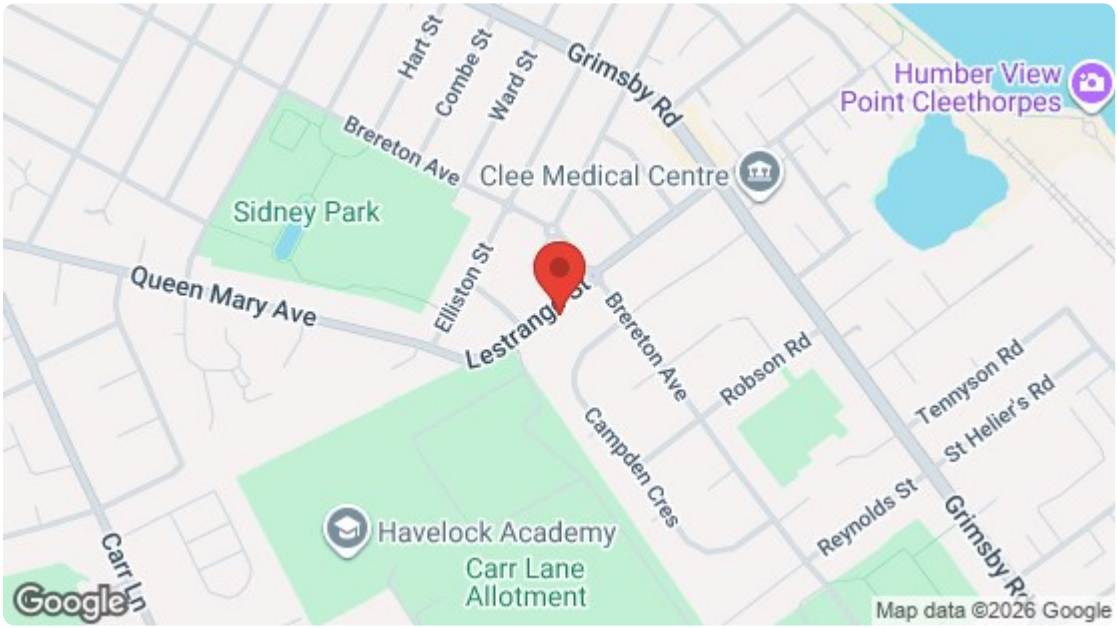
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

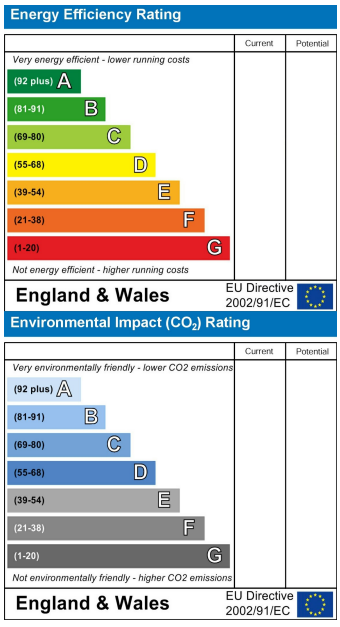
VIEWING ARRANGEMENTS

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





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.