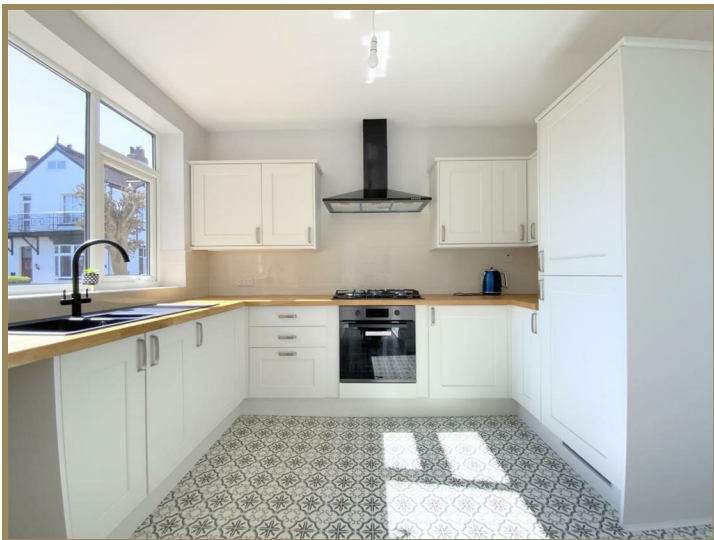




4 Brooklands Avenue, Cleethorpes, North East Lincolnshire, DN35 8QP
£295,000

Key Features:

- Edwardian Semi Detached Property
- Immaculately Renovated
- Desirable Cleethorpes Location
- Private Residential Area Close To The Seafront
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Downstairs Cloaks/WC
- Driveway Parking & Dedicated On Street Parking
- No Forward Chain

A traditional three bedroom semi-detached home located in this desirable residential area of Cleethorpes, a private gated community situated just off the seafront. Dating circa 1910, the property combines historic charm with modern upgrades having been subject to a full scheme of refurbishment - including a brand new fitted kitchen and bathroom, all new electrics, a new gas central heating system, re-plastered/ corning throughout. The accommodation comprises; entrance hall, a bay fronted living room, dining room opening onto the rear garden, a modern fitted kitchen and downstairs cloaks/wc. The first floor landing leads to three bedrooms and a bathroom. Outside, there is a low maintenance courtyard garden and gated driveway parking. Viewing Highly Recommended...Offered for sale with No Forward Chain.



ENTRANCE PORCH

Front entrance to the property accessed via uPVC glazed double doors. With decorative tiled walls, and internal door to:-

HALLWAY

16'6" x 7'8" (5.05 x 2.35)

A spacious and welcoming entrance to the property, with original staircase, versatile understairs recess, and parquet effect laminate flooring.

LIVING ROOM

15'8" x 12'8" (4.80 x 3.88)

Measured into bay.

With a stained-glass bay window to front aspect, and two additional side windows.

DINING ROOM

13'10" x 10'8" (4.23 x 3.27)

Measured into bay.

With feature fireplace, and rear bay having access onto the garden.

KITCHEN

10'7" x 8'7" (3.25m x 2.64m)

3.00m x 1.07m continuing to cloakroom

Featuring a range of neutral shaker style units and contrasting solid oak worktops. Built-in oven, five ring gas hob with extractor over, integrated fridge/freezer and space for a washing machine. Unit housing the gas central heating boiler. Decorative vinyl flooring tiles. Rear aspect windows.

Lobby area with access to the side of the property, and leading to:-

CLOAKROOM

3'7" x 2'4" (1.11 x 0.73)

Fitted with a corner hand basin, and wc. Heated towel rail, continued flooring, and an obscure glazed window.

FIRST FLOOR LANDING

7'8" x 7'3" (2.34 x 2.23)

Offering versatile space with access to the loft (partially boarded and insulated).

BEDROOM 1

12'11" x 11'4" (3.96 x 3.46)

To front aspect, with original built-in storage cupboard.

BEDROOM 2

11'11" x 10'9" (3.64 x 3.30)

To rear aspect.

BEDROOM 3

10'5" x 7'3" (3.19 x 2.21)

To front aspect.

BATHROOM

8'7" x 6'7" (2.62 x 2.03)

Fitted with a P-shaped bath with overhead rainfall shower, vanity sink unit and wc. Heated towel rail. Tiled splashbacks, and decorative vinyl flooring. Obscure glazed window.

OUTSIDE

The house stands in well maintained gardens, with gravelled driveway and rear courtyard style garden.

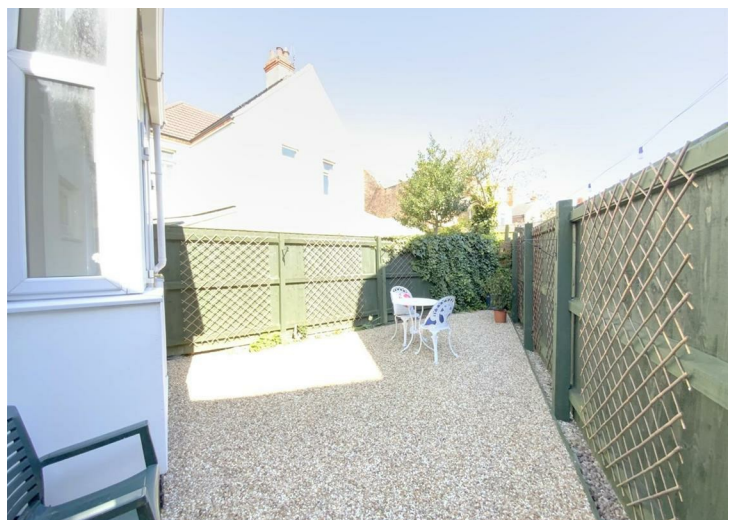
The property is located at the seafront end of Brooklands Avenue which has gated vehicular access via both Kingsway and Oxford Street.

TENURE

Freehold

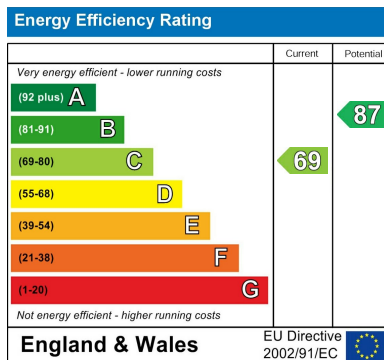
COUNCIL TAX BAND

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Whilst 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, systems and equipment shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan Clouds



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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore