



26, Alvingham Avenue, Cleethorpes, North East Lincolnshire, DN35 0TQ
£145,000

Key Features:

- Two Bedroom Semi Detached Property
- Popular Cleethorpes Location
- Low Maintenance Gardens
- Driveway Parking
- No Forward Chain

A two bedroom semi detached home occupying a cul de sac position in this popular residential area, situated off Chichester Road. Ideally placed for easy access to local amenities, schools and Cleethorpes seafront. The accommodation offers; an entrance porch, kitchen diner, rear aspect lounge and conservatory. To the first floor are two bedrooms and a bathroom. Set in low maintenance gardens with driveway parking. Offered for sale with No Forward Chain.



ENTRANCE PORCH

Accessed via the side of the property.

KITCHEN DINER

11'8" x 11'0" (3.57 x 3.36)

Fitted with a range of shaker style units, work tops incorporating a ceramic sink, breakfast bar, built-in oven, gas hob with extractor over, and space for further appliances. Unit housing the gas central heating boiler. Front aspect window.

LIVING ROOM

14'6" x 11'8" (4.42 x 3.58)

With fireplace incorporating an electric fire. Staircase to the first floor, and patio doors opening into:-



CONSERVATORY

8'9" x 8'3" (2.67 x 2.53)

A upvc conservatory overlooking the rear garden

FIRST FLOOR LANDING

With a side aspect window and access to the loft.

BEDROOM 1

11'8" x 11'4" (3.58 x 3.47)

To rear aspect, with built-in storage recess.

BEDROOM 2

11'1" x 6'7" (3.38 x 2.03)

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

BATHROOM

8'2" x 4'9" (2.49 x 1.46)

Fitted with a panelled bath, pedestal basin and wc.

Heated towel rail. Obscure glazed window.

OUTSIDE

Set open plan, the front of the property provides off road parking for one vehicle. Gated side access leads to the rear garden which is mainly paved, with composite decking and shed.

TENURE

Freehold

COUNCIL TAX BAND

A



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 misdescription. The floorplan is for general guidance only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or whether they will be in working order. 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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