



131 Davenport Drive, Cleethorpes, North East Lincolnshire, DN35 9NB
£165,000

Key Features:

- REFURBISHMENT PROJECT
- Three Bedroom Semi Detached Property
- Excellent Potential
- Popular Cleethorpes Location
- Spacious Corner Plot Garden
- Off Road Parking To The Rear

A traditional bay fronted semi detached home offering excellent potential for modernisation and refurbishment. The property occupies a generous corner position having good sized lawned gardens, and off road parking. Located towards Humberston Road, in this popular area of Cleethorpes, ideally placed for local amenities, primary and secondary schools, and a short distance from the town centre and seafront.

Well maintained, the property has been in the same family ownership for over fifty years, and now offers an exciting opportunity for the new owner to make their mark. The accommodation comprises; entrance hall, a spacious dual aspect living room, kitchen, and to the first floor are three bedrooms and a shower room. Outside, there are wrap around gardens to three sides with a useful storage outhouse/wc, and gated driveway at the rear. Viewing Highly Recommended...Offered for sale with No Forward Chain.



ENTRANCE HALL

With a side aspect window, and staircase to the first floor.

LIVING ROOM

21'11" x 12'10" (6.70 x 3.93)

Measured into bay.

A dual aspect sitting/dining room, having a bay window to the front and further window overlooking the rear garden.

KITCHEN

13'8" x 10'11" (4.19 x 3.34)

Fitted kitchen including understairs storage cupboard/pantry. Side aspect window, and access onto the rear garden.

FIRST FLOOR LANDING

With a side aspect window, built-in storage cupboard, and access to the loft.

BEDROOM 1

13'9" x 12'10" (4.21 x 3.92)

Measured into bay.

With a bay window to front aspect and feature fireplace.

BEDROOM 2

12'0" x 8'6" (3.68 x 2.60)

To rear aspect, with a walk-in storage cupboard housing the gas central heating boiler.

BEDROOM 3

8'11" x 8'6" (2.72 x 2.61)

To front aspect, with stairs bulkhead incorporating storage.

SHOWER ROOM

6'4" x 5'5" (1.94 x 1.67)

Fitted with a shower enclosure, pedestal basin and wc. Heated towel rail. Obscure glazed window.

OUTSIDE

Set on a corner position, the property has gardens to three sides which are mainly laid to lawn. Gated driveway accessed via Balmoral Road.

TENURE

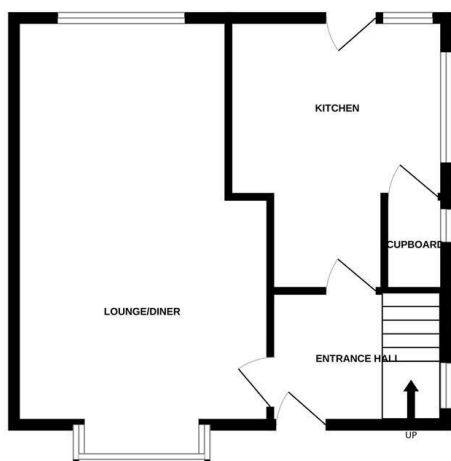
FREEHOLD

COUNCIL TAX BAND

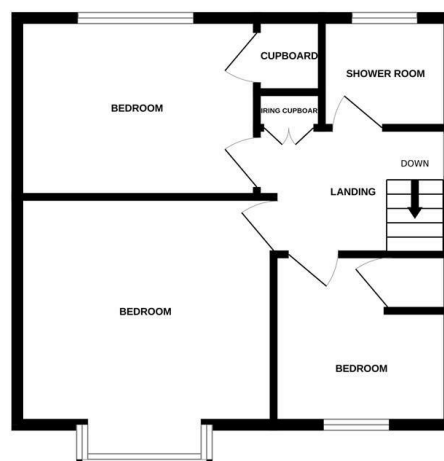
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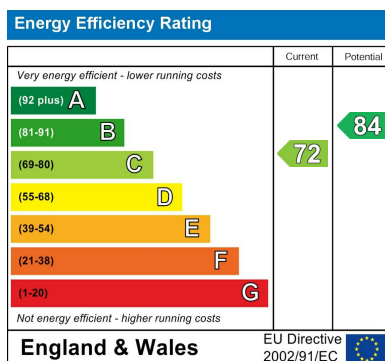
GROUND FLOOR



1ST FLOOR



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 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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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