



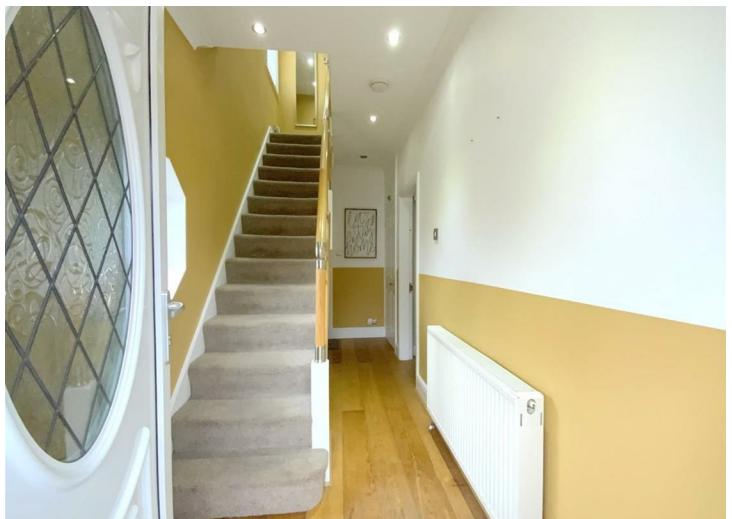
**44 Woodsley Avenue, Cleethorpes, North East Lincolnshire, DN35 8TU**  
**£195,000**

## Key Features:

- Three Bedroom Semi Detached Home
- Short Walking Distance of the Seafrot
- Two Reception Rooms
- Galley-Style Kitchen
- Generous Corner Plot with South Facing Garden
- Ample Driveway Parking
- Detached Garage

Set in a quiet cul de sac, this well positioned semi detached home is ideally situated a short walk from the seafront and town centre. Occupying a generous corner plot, the property benefits from a south facing rear garden, ample off road parking and a detached garage.

The accommodation offers; entrance hall, a bay fronted lounge, dining room, galley style kitchen, and first floor with three bedrooms and a family bathroom.



**ENTRANCE HALL**

14'6" x 5'4" (4.42 x 1.64)

**KITCHEN**

11'8" x 6'10" (3.56 x 2.10)

**LOUNGE**

13'7" x 11'3" (4.15 x 3.45)

**DINING ROOM**

14'8" x 9'8" (4.49 x 2.97)

**FIRST FLOOR****BEDROOM 1**

11'3" x 9'5" (3.44 x 2.89)

**BEDROOM 2**

11'6" x 8'9" (3.53 x 2.67)

**BEDROOM 3**

6'9" x 6'0" (2.07 x 1.83)

**BATHROOM**

5'10" x 5'6" (1.80 x 1.70)

**GARAGE**

19'5" x 10'9" (5.94 x 3.28)

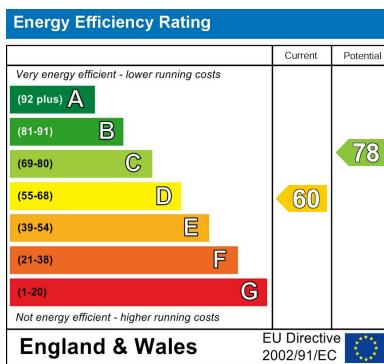
**TENURE**

Freehold

**COUNCIL TAX BAND**

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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

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