



**2 Glebe Road, Cleethorpes, North East Lincolnshire, DN35 8DA**  
**£170,000**



## Key Features:

- Traditional Three Bedroom End Terrace Home
- Central Cleethorpes
- Spacious & Immaculately Presented
- Original Features
- Main Bedroom With En Suite Shower Room
- Downstairs WC & First Floor Family Bathroom
- Two Reception Rooms
- Modern Kitchen Open Plan To Rear Living room
- Garden Room/Store
- Residents Permit Parking

### \*\*\* £5000 ALLOWANCE TOWARDS DEPOSIT \*\*\*

Set just behind St. Peters Avenue, this immaculately presented end terrace home is ideally placed for local amenities, and a short walk from the seafront and independent shops, bars and cafes on Sea View Street. Inside, the accommodation offers a front reception room currently used as a dining room, and a modern fitted kitchen that opens into the rear living room - creating a bright and sociable flowing layout. Upstairs are three bedrooms and a family bathroom, the main bedroom features its own en-suite shower room. A handy downstairs WC adds extra convenience.

The property stands in well maintained gardens, featuring views of the church at the rear, and includes a useful garden room/store, ideal for storage, hobbies or home office use.

Deceptively spacious, and tastefully finished throughout, this is a standout home in a convenient location - ideal for those wanting to enjoy life in the heart of Cleethorpes.





### ENTRANCE HALL

Accessed via a storm porch with original tiling, and a composite front entrance door.

### CLOAKROOM/WC

3'8" x 2'10" (1.14 x 0.87)

Fitted with a WC and hand basin.

### DINING ROOM

14'7" x 10'4" (4.45 x 3.15)

Of flexible use, currently used as a dining room. With feature fireplace, and bay window including plantation shutters.

### REAR LIVING ROOM

14'0" x 12'8" (4.27 x 3.87)

A second versatile reception room, with access to the first floor.

Open plan to:-

### KITCHEN

20'4" x 7'9" (6.21 x 2.38)

Fitted with a large range of navy blue shaker style units and contrasting worktops inset with a stainless steel sink. Appliances include a range cooker with extractor over, American style fridge/freezer, washing machine and dishwasher. Unit housing the gas central heating boiler. Side aspect windows, and French doors opening onto the rear garden.

### FIRST FLOOR LANDING

With access to the loft - via a drop down ladder and being partially boarded.

### BEDROOM 1

14'0" x 12'6" (4.29 x 3.83)

With feature fireplace, and front aspect window including plantation shutters.

### EN-SUITE

6'9" x 4'2" (2.08 x 1.28)

Fitted with a shower enclosure, vanity sink unit, and WC.

### BEDROOM 2

12'9" x 11'0" (3.89 x 3.36)

A second double bedroom, with a useful built-in wardrobe, and rear aspect window.

### BEDROOM 3

9'0" x 7'4" (2.76 x 2.25)

To rear aspect, currently used for storage.

### BATHROOM

6'5" x 5'11" (1.98 x 1.82)

Fitted with a vanity sink unit, WC, and a panelled bath with overhead shower.

### OUTSIDE

The property stands in well kept, low maintenance gardens - the rear includes planted borders, artificial lawn, and composite decking. Garden room/store of versatile use - with power/lighting.

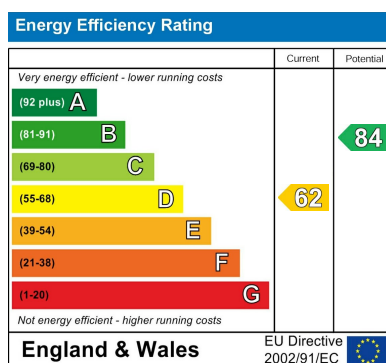
### TENURE

FREEHOLD

### COUNCIL TAX

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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

