



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

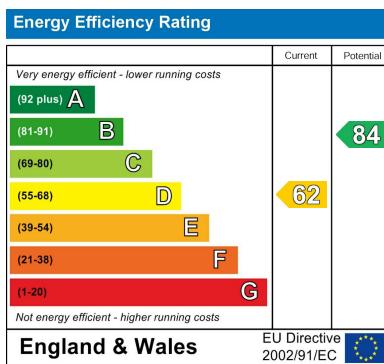
The property stands in well kept, low maintenance gardens - the rear includes planted borders, artificial lawn, and composite decking. Garden room/store of versatile use - with power/lighting.

TENURE

FREEHOLD

COUNCIL TAX

A



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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