



55 Fairview Avenue, Cleethorpes, North East Lincolnshire, DN35 8DH
£100,000

Key Features:

- Two Bedroom Mid Terrace Property
- Central Cleethorpes
- Living Room, Kitchen
- Modern Downstairs Bathroom
- Two Double Bedrooms
- Low Maintenance Gardens
- No Forward Chain

A two bedroom mid terrace home located in this popular residential area of Cleethorpes, ideally situated a short walk from the town centre and seafront. The accommodation offers; a front entrance porch, living room, kitchen, a modern downstairs bathroom, and two double bedrooms to the first floor. Benefiting from new uPVC double glazing. Low maintenance gardens. Offered for sale with No Forward Chain.



LIVING ROOM

14'7" x 10'8" (4.47 x 3.27)

To front aspect, with a traditional style fireplace inset with a living flame gas fire (disconnected).

KITCHEN

12'2" x 9'4" (3.71 x 2.85)

Comprising of wall and base units, worktops incorporating a stainless-steel sink, built-in oven, gas hob with extractor over, and space for further appliances. Understairs storage cupboard/pantry Rear aspect window, and access onto the garden.

BATHROOM

9'8" x 5'0" (2.95 x 1.54)

Fitted with a pedestal basin, wc, and panelled bath with overhead shower.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

12'1" x 11'0" (3.70 x 3.37)

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

BEDROOM 2

12'1" x 9'4" (3.70 x 2.86)

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

OUTSIDE

The rear garden is mainly laid to gravelled stone, with a paved patio, summer house/shed, and gated access to the passageway.

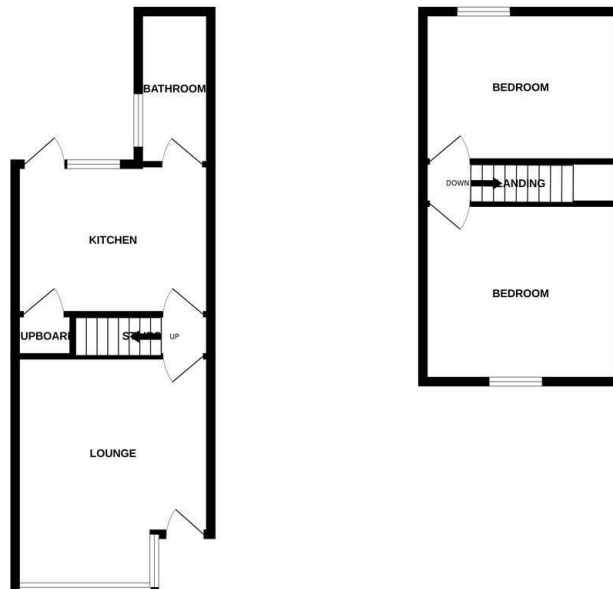
COUNCIL TAX BAND

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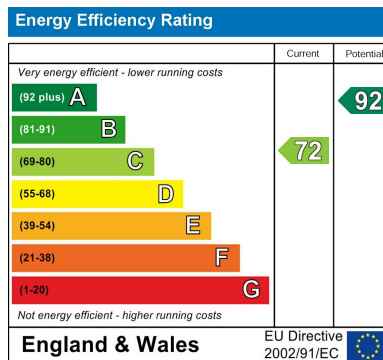
TENURE

Freehold





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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. Made with Hoxplore 10/2019



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