



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.



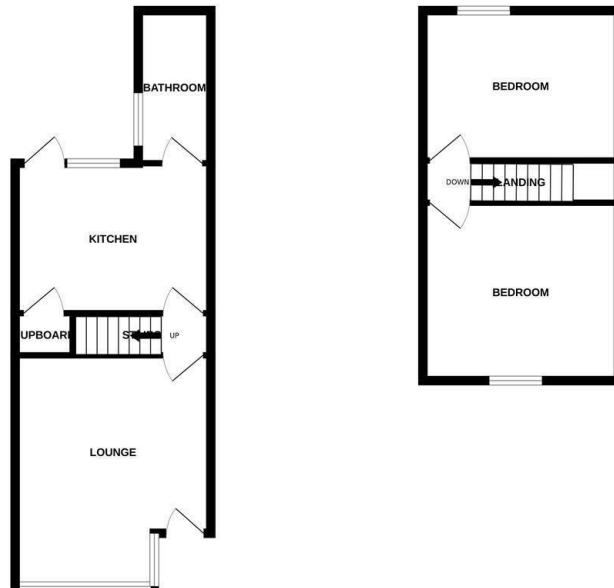
COUNCIL TAX BAND

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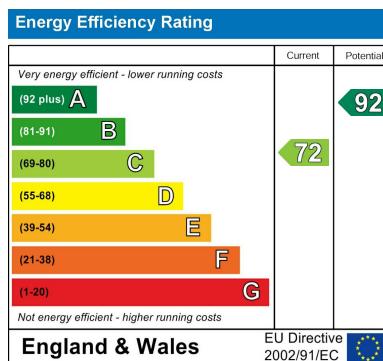
TENURE

Freehold





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 errors, omissions or inaccuracies. The floorplan is for descriptive purposes only and is not to scale. It is intended for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition. No services, systems and appliances shown have been tested and no guarantee can be given. Made with Meimap ©2003



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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