



162 Chichester Road, Cleethorpes, North East Lincolnshire, DN35 0JJ
£220,000

Key Features:

- Three Bedroom Semi Detached Home
- Highly Sought After Area of Cleethorpes
- Short Walking Distance from the Seafront
- Excellent Potential
- Ample Driveway Parking
- Large Detached Garage

Situated on the ever popular Chichester Road, this traditional semi detached home is located just moments from the seafront, with local parks, amenities and well regarded schools all within easy reach. Offering an excellent and exciting opportunity for buyers to put their own stamp on the home. The accommodation comprises an entrance porch, hallway, a bay fronted lounge, dining room, kitchen, and a downstairs cloak/WC. To the first floor are three bedrooms and a family bathroom. Externally, the property stands within lawned gardens, with driveway parking and a large detached garage.



LOUNGE

16'11" x 12'7" (5.17 x 3.84)

Bay fronted lounge with fireplace incorporating an electric fire, and glazed sliding doors opening into the dining room.

DINING ROOM

13'11" x 9'6" (4.25 x 2.90)

Separate dining room overlooking the rear garden.

KITCHEN

10'10" x 8'9" (3.31 x 2.69)

With fitted wall and base units, breakfast bar, and space for all appliances. Gas central heating boiler housed within unit.

CLOAKROOM/WC

4'7" x 2'6" (1.42 x 0.77)

Fitted with a WC and hand basin.

FIRST FLOOR

BEDROOM 1

13'7" x 11'5" (4.15 x 3.50)

Rear aspect bedroom with built-in wardrobes.

BEDROOM 2

14'0" x 10'8" (4.28 x 3.26)

Front aspect bedroom with built-in wardrobes.

BEDROOM 3

10'2" x 7'8" (3.10 x 2.34)

Front aspect bedroom with storage cupboard over stairs bulkhead.

BATHROOM

9'7" x 6'10" (2.94 x 2.10)

Fitted with a corner bath, shower enclosure, pedestal basin and WC.

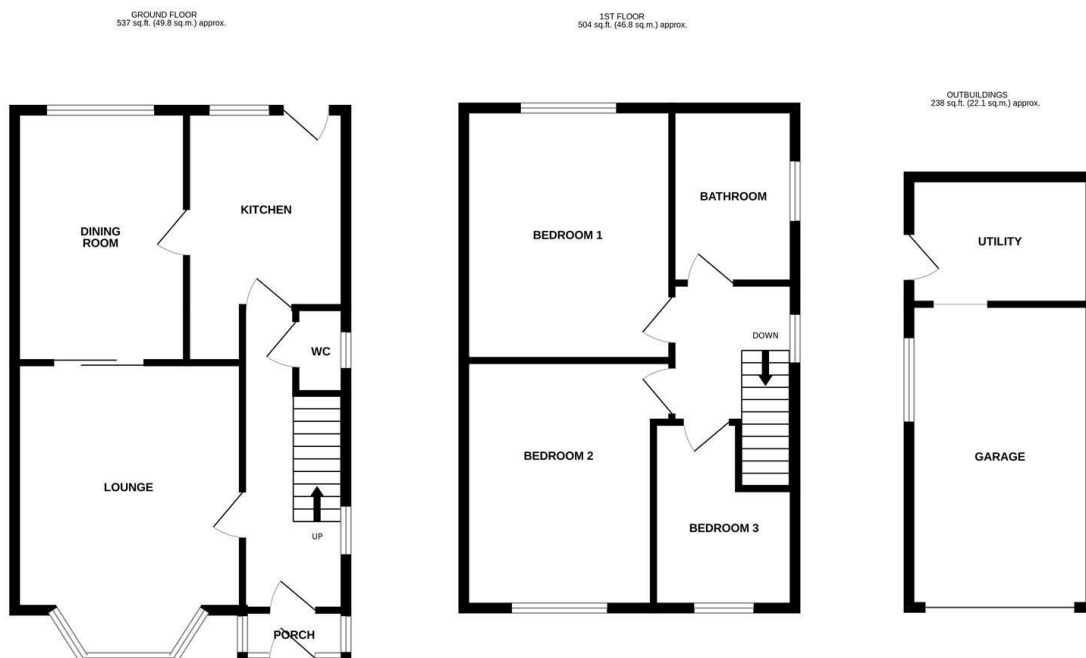
TENURE

FREEHOLD

COUNCIL TAX

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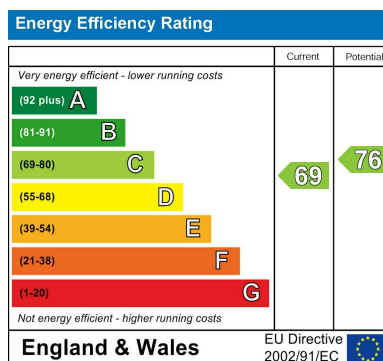




TOTAL FLOOR AREA: 1279 sq.ft. (118.8 sq.m.) approx.

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 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.

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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