



43 Wendover Rise, Cleethorpes, North East Lincolnshire, DN35 8TR
£180,000

Key Features:

- Traditional Three Bedroom Semi Detached Home
- Exciting Refurbishment Opportunity
- Sought-After Cleethorpes Location
- Short Walking Distance to the Seafront & Town Centre
- Two Reception Rooms & Conservatory
- Downstairs Cloak/WC
- South Facing Rear Garden
- Driveway Parking
- No Forward Chain

Situated within a sought after residential area of Cleethorpes, just moments from the seafront and town centre, this traditional semi detached home offers superb potential for refurbishment.

The accommodation comprises an entrance hall, downstairs cloak/WC, a bay fronted lounge, kitchen, rear sitting/dining room and conservatory - creating excellent scope for open plan living if desired. To the first floor are three bedrooms, including two doubles and a good sized third, alongside a family bathroom. The property is also fitted with a modern Worcester Greenstar central heating boiler.

Set towards the head of a quiet cul de sac on Wendover Rise, the property benefits from a south facing rear garden and driveway parking. Offered for sale with no forward chain.



LOUNGE

13'10" x 11'8" (4.23 x 3.57)

SITTING/DINING ROOM

17'6" x 10'4" (5.35 x 3.17)

KITCHEN

14'0" x 6'10" (4.29 x 2.10)

CONSERVATORY

11'8" x 10'10" (3.57 x 3.31)

CLOAKROOM/WC

4'10" x 3'8" (1.49 x 1.13)

BEDROOM 1

11'8" x 11'4" (3.56 x 3.46)

BEDROOM 2

12'2" x 9'4" (3.72 x 2.87)

BEDROOM 3

9'0" x 8'0" (2.76 x 2.46)

BATHROOM

6'0" x 6'0" (1.84 x 1.84)

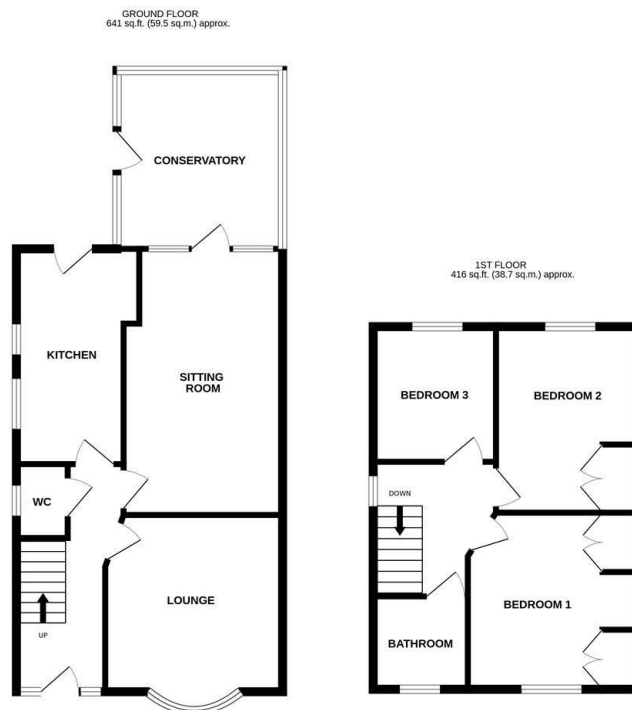
TENURE

FREEHOLD

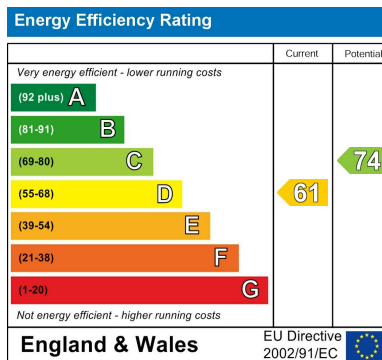
COUNCIL TAX BAND

B





TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Homestyler (2020)



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

