



19 Welbeck Road, Cleethorpes, DN35 9LX
£169,950

Key Features:

- Three Bedroom Semi Detached Home
- Popular Established Residential Area
- Bay Fronted Lounge
- Open Plan Kitchen/Dining Room
- Ground Floor WC/Utility
- First Floor Family Bathroom
- Good Sized Rear Garden

A spacious three bedroom semi-detached home, occupying a pleasant position within a popular, well-established residential area off Cleve Road. Well presented throughout, the accommodation includes an entrance hall leading into the bay fronted lounge, providing a comfortable main reception room. To the rear is an open plan kitchen/dining room, with the kitchen fitted with shaker style units and incorporating a peninsula breakfast bar. The adjoining dining/sitting area offers flexibility for everyday use, with French doors opening directly onto the garden. A rear entrance leads to a useful ground floor WC/utility, with space for laundry appliances.

Upstairs are three bedrooms, including two well-proportioned doubles and a single bedroom which would also lend itself well to use as a home office, together with the family bathroom.

Outside, the property has a good sized enclosed rear garden, with an adjoining store providing useful additional storage.

Well suited to first time buyers and young families, the property is conveniently placed for a wide range of local amenities and schools, with Cleethorpes seafront and Grimsby town centre both within easy reach.



LOUNGE

13'4" x 12'10" (4.07 x 3.92)

KITCHEN /DINING ROOM

20'10" x 10'8" (6.37 x 3.27)

UTILITY /WC

10'3" x 6'10" (3.14 x 2.09)

FIRST FLOOR**BEDROOM 1**

13'3" x 10'9" (4.05 x 3.30)

BEDROOM 2

11'7" x 9'6" (3.54 x 2.91)

BEDROOM 3

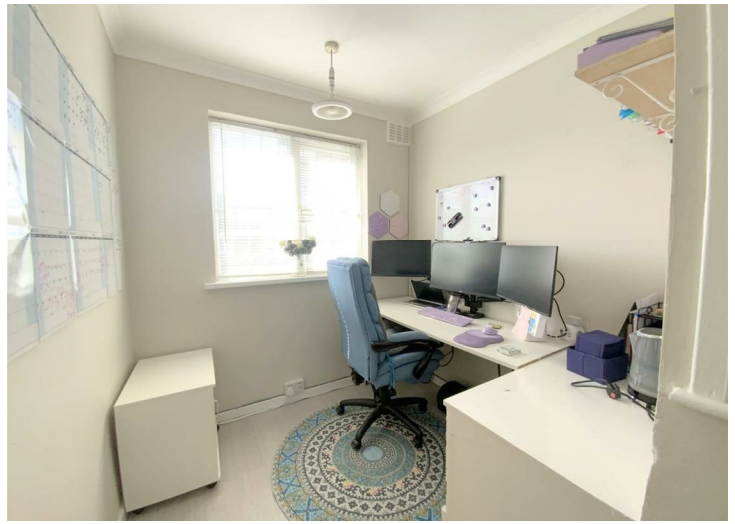
10'9" x 7'2" (3.30 x 2.19)

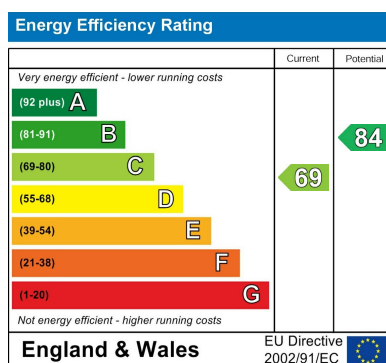
BATHROOM

8'11" x 5'6" (2.73 x 1.70)

TENURE

FREEHOLD

COUNCIL TAX



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