



173 Chichester Road, Cleethorpes, North East Lincolnshire, DN35 0JN
£315,000

Key Features:

- Superbly Modernised Semi Detached Home
- FOUR Double Bedrooms
- Highly Popular Cleethorpes Location
- Open Plan Kitchen Diner and Living Area
- Separate Lounge
- Downstairs Cloak/WC
- Modern Shower Room
- South Facing Landscaped Rear Garden
- Driveway Parking and Integral Garage
- No Forward Chain

Situated in an ever popular residential area of Cleethorpes, this superbly modernised four bedroom semi detached home offers spacious, well-planned accommodation ideally suited to family living. The property is positioned within a short walk of the seafront, local amenities, and close proximity to the well regarded Sighills Primary Academy.

Immaculately presented, the ground floor includes a comfortable front aspect lounge, while to the rear the open plan kitchen diner and living area creates a bright, sociable space for day-to-day living and entertaining, with a conveniently located downstairs cloak/WC. Upstairs are four good sized double bedrooms, together with a stylish modern shower room.

Externally, the property continues to impress with a generous south facing rear garden, enjoying a private outlook backing onto the Buck Beck. The garden is enhanced by dual aspect patio areas, ideal for outdoor dining and relaxing. To the front, a block paved driveway provides ample parking and access to the integral garage. Offered for sale with no forward chain.



ENTRANCE HALL

Accessed via a uPVC front entrance door. With staircase leading to the first floor.

LOUNGE

12'7" x 11'6" (3.86 x 3.52)

With a front aspect bow window, and wood effect laminate flooring.

KITCHEN/DINER

21'10" x 10'1" (6.67 x 3.08)

Fitted with a large range of modern storage units, and contrasting worktops incorporating a peninsula breakfast bar. Integrated appliances include a double oven, induction hob with extractor over, dishwasher and washing machine. Space for an American style fridge/freezer. Composite sink/drainer. Open plan to:-

LIVING AREA

13'6" x 10'4" (4.13 x 3.17)

Forming an L-shape with the kitchen diner, with ceramic tiled floor throughout, and sliding doors opening onto the rear garden.

CLOAKROOM

4'11" x 3'0" (1.52 x 0.92)

Fitted with a WC and hand basin.

FIRST FLOOR LANDING

With a built-in storage/airing cupboard, and loft access via a drop-down ladder.

BEDROOM 1

11'11" x 11'8" (3.64 x 3.56)

To front aspect, featuring a large range of shaker style fitted wardrobes.

BEDROOM 2

11'11" x 8'2" (3.64 x 2.51)

To front aspect.

BEDROOM 3

10'7" x 8'3" (3.25 x 2.52)

To rear aspect.

BEDROOM 4

10'7" x 7'8" (3.25 x 2.35)

To rear aspect

SHOWER ROOM

7'5" x 6'8" (2.27 x 2.05)

Fully tiled, featuring a large walk-in shower, vanity unit, WC, and heated towel rail.

GARAGE

17'9" x 8'2" (5.42 x 2.51)

An integral garage accessed via electric roller door. With power, lighting, and housing the 'Baxi' gas central heating boiler.

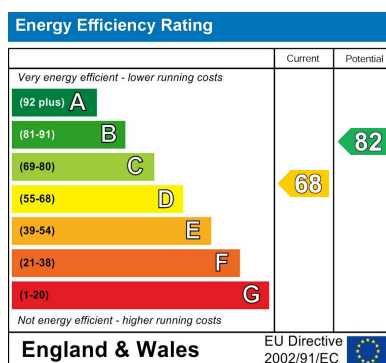
TENURE

Freehold

COUNCIL TAX BAND

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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

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