



64 Sherburn Street, Cleethorpes, DN35 8TX
£195,000

Key Features:

- Three Bedroom Semi Detached Home
- Spacious and Versatile Accommodation
- Three Reception Rooms
- Modern Fitted Kitchen
- Downstairs Cloak/WC and First Floor Shower Room
- Low Maintenance Gardens
- Garage To Rear

A well presented semi detached home, lying just off Trinity Road in this popular residential area of Cleethorpes. Situated a short distance from the town centre, local schools, and the seafront, the property is perfectly positioned for buyers seeking convenience, space and traditional appeal.

The ground floor comprises an entrance hall, cloak/WC, a front aspect lounge, rear sitting room, and a modern fitted kitchen leading through to a dining area. Upstairs, are three bedrooms and a shower room.

Outside, the rear garden has been thoughtfully designed for low maintenance, with shared access to the garage.



ENTRANCE HALL

Accessed via an enclosed front porch. With staircase to the first floor.

CLOAKROOM/WC

4'11" x 3'1" (1.51 x 0.96)

Fitted with a WC and corner hand basin.



LOUNGE

13'6" x 11'10" (4.13 x 3.61)

A bay fronted lounge, with feature limestone fireplace inset with a coal effect gas fire.

REAR SITTING ROOM

12'4" x 9'11" (3.78 x 3.03)

Having a fireplace with electric stove, and sliding doors opening into the dining room.

KITCHEN

17'1" x 7'4" (5.21 x 2.24)

Fitted with a large range of modern shaker style units, built-in double oven, gas hob, integrated dishwasher, fridge, freezer, and washing machine. Unit housing the gas central heating boiler. Side and rear aspect windows.

Open plan to:-



DINING ROOM

11'8" x 11'7" (3.57 x 3.54)

Overlooking the rear garden, with French doors opening onto the patio area.

FIRST FLOOR LANDING

With a side aspect window, and access to the loft via a drop-down ladder.

BEDROOM 1

12'4" x 9'11" (3.76 x 3.03)

To rear aspect, with feature fireplace, and built-in storage/airing cupboard.

BEDROOM 2

11'3" x 9'7" (3.45 x 2.93)

To front aspect, with fitted wardrobes/dressing table.

BEDROOM 3

8'2" x 7'10" (2.50 x 2.41)

To rear aspect.



SHOWER ROOM

7'3" x 5'11" (2.21 x 1.82)

Fitted with a vanity unit, matching wall cabinet, WC and shower enclosure.

OUTSIDE

The property sits in well-maintained gardens, with a block paved shared driveway (narrow) leading to the garage. The rear garden features a resin-bound patio, artificial lawn, and summer house.

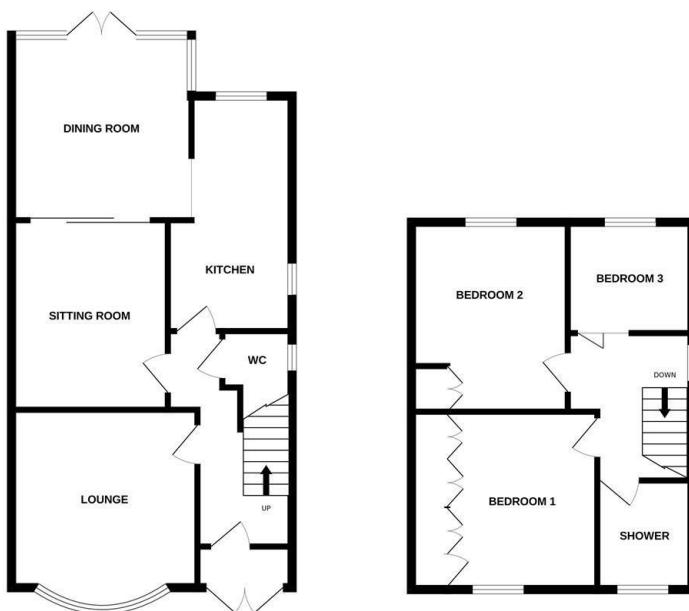


TENURE

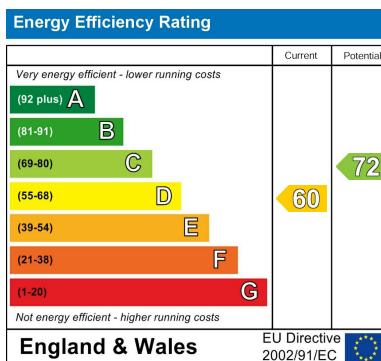
Freehold

COUNCIL TAX BANDS

B



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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 inaccuracy. Prospective purchasers should not rely on the floorplan and should make their own arrangements to verify the details. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order 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

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