

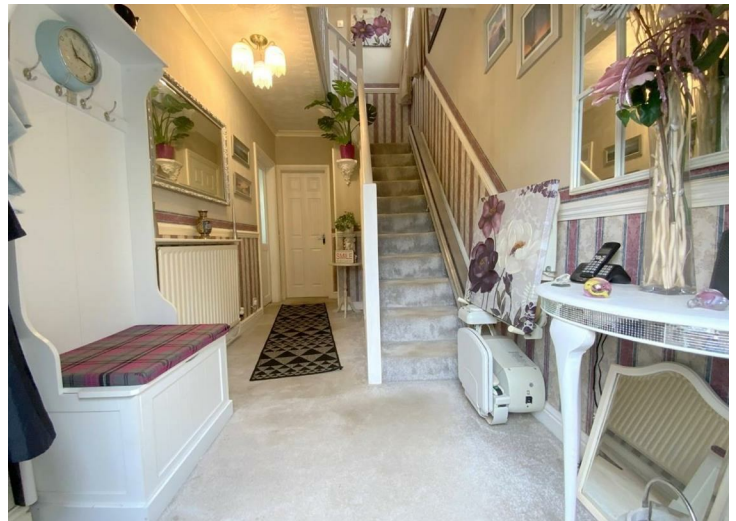


**1 Davie Place, Cleethorpes, North East Lincolnshire, DN35 7SF**  
**£145,000**

### Key Features:

- Three Bedroom Semi Detached Property
- Beautifully Maintained Private Gardens
- Through Lounge/Dining Room
- Downstairs wc
- Off Road Parking
- Detached Garage
- No Forward Chain

A well presented Three Bedroom Semi Detached home found in this popular residential location, with easy access to both central Cleethorpes and Grimsby. Set on a private corner position, the property features attractively maintained gardens, with off road parking and a detached garage. The accommodation offers; a front entrance hall, downstairs wc, kitchen, a bay fronted lounge, dining room, three first floor bedrooms, bathroom and separate wc. An ideal first time purchase...Offered for sale with No Forward Chain.



### ENTRANCE HALL

Front access to the property, with radiator and understairs storage cupboard.

### W.C.

3'4" x 3'1" (1.04 x 0.94)

Located off the hall, with wc, radiator and side aspect window.

### LOUNGE

14'5" x 11'5" (4.40 x 3.48)

A bay fronted lounge, with Louis style fireplace incorporating a gas fire. Radiator, and glazed double doors connecting:-

### DINING ROOM

11'5" x 11'10" (3.48 x 3.62)

A versatile room, with electric fireplace, radiator, and French doors opening onto the rear garden.

### KITCHEN

12'2" x 6'7" (3.71 x 2.02)

A galley style kitchen, fitted with a range of units, resin sink, built-in oven and electric hob with extractor over. Plumbing for a washing machine. Wall mounted gas central heating boiler. Radiator. Side aspect windows, and access to the side of the property.

### FIRST FLOOR LANDING

With a side aspect window.

### BEDROOM 1

11'9" x 11'8" (3.60 x 3.58)

Featuring full width built-in wardrobes. With a rear aspect window, and radiator.

### BEDROOM 2

11'5" x 10'7" (3.50 x 3.23)

A second double bedroom, with a front aspect window, and radiator.

### BEDROOM 3

6'9" x 6'8" (2.08 x 2.04)

With a front aspect window, and radiator,

### BATHROOM

6'7" x 5'4" (2.03 x 1.63)

Fitted with a vanity sink unit, and panelled bath with electric shower over. Radiator, and rear aspect window.

### SEPARATE W.C

2'9" x 2'5" (0.85 x 0.74)

Fitted with a wc, side aspect window, and radiator.

### OUTSIDE

Occupying a corner position, the property stands in very private established gardens to the front, side and rear, all immaculately maintained featuring well stocked beds and borders, and secluded seating areas. Driveway situated at the side of the property leading to the detached garage.

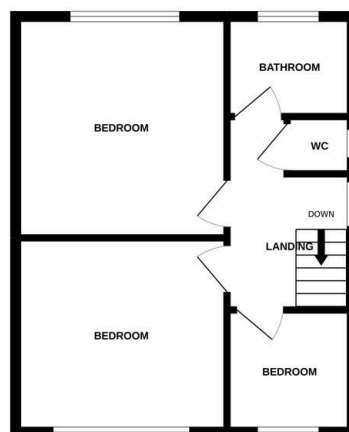
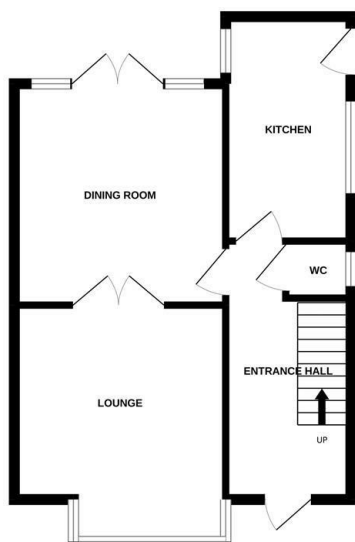
### TENURE

Freehold

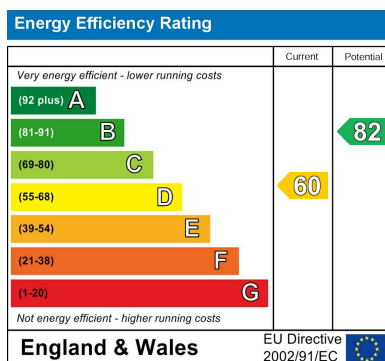
### COUNCIL TAX BAND

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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