



**2 Trinity Road, Cleethorpes, North East Lincolnshire, DN35 8UQ**  
**£175,000**



### Key Features:

- Traditional Semi Detached Property
- Refurbishment Project
- Three Bedrooms
- Two Reception Rooms
- Downstairs WC
- Off Road Parking
- Good Sized Rear Garden
- NO CHAIN

A traditional three bedroom semi detached home located in this popular and convenient residential area of Cleethorpes. Lying just off Taylor's Avenue, ideally situated for local amenities, schools, and a short walk to the seafront.

A perfect opportunity for renovation enthusiasts, the property offers excellent potential for modernisation, along with a good sized rear garden and driveway parking.

The accommodation briefly comprises; entrance hall, a bay fronted lounge, rear sitting/dining room, kitchen and a downstairs cloaks/wc. The first floor landing leads to three bedrooms and a bathroom.





### ENTRANCE HALL

Accessed via a uPVC front entrance door. With a side aspect window and understairs storage cupboard.

### CLOAKROOM

5'8" x 3'4" (1.73 x 1.03)

Fitted with a wc and hand basin. Wall mounted gas central heating boiler.

### LOUNGE

13'3" x 11'10" (4.05 x 3.61)

Measured into bay.

With a bay window to front aspect, and wall mounted gas fire.

### DINING ROOM

15'9" x 10'7" (4.81 x 3.25)

Overlooking the rear garden, with fireplace incorporating a coal effect gas fire.

### KITCHEN

12'10" x 6'11" (3.92 x 2.12)

Comprising of wall and base units, plumbing for a washing machine and space for further appliances. Side aspect window, and access to the rear garden.

### FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

### BEDROOM 1

12'9" x 10'7" (3.89 x 3.24)

To rear aspect, with a built-in storage/airing cupboard.

### BEDROOM 2

11'9" x 10'3" (3.60 x 3.13)

A second double bedroom, to front aspect.

### BEDROOM 3

8'10" x 7'0" (2.71 x 2.15)

To rear aspect.

### BATHROOM

7'0" x 5'8" (2.15 x 1.73)

Fitted with a pedestal basin, wc, and panelled bath with overhead shower.

### OUTSIDE

The property stands in mainly lawned gardens with driveway.

### TENURE

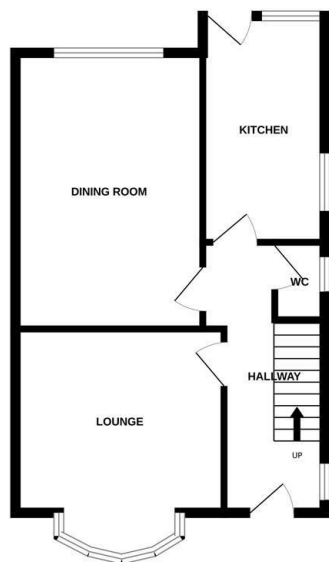
FREEHOLD

### COUNCIL TAX BANDS

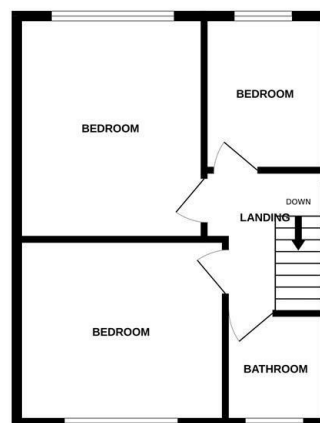
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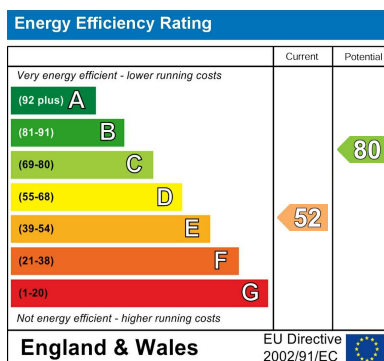
GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (83.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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



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