



1 Woodsley Avenue, Cleethorpes, North East Lincolnshire, DN35 8TY
£235,000

Key Features:

- Traditional Three Bedroom Semi Detached
- Popular Area Close To The Seafront
- Immaculately Presented
- Modern Open Plan Layout
- Downstairs WC & First Floor Bathroom
- Generous Rear Garden
- Off Road Parking

A beautifully refurbished three bedroom semi-detached home located in this popular area of Cleethorpes, a short distance from the seafront and town centre. The property is well presented throughout and offers practical and thoughtfully arranged accommodation. Comprising a spacious lounge/dining room featuring a log burning stove, leading through to a modern fitted kitchen. Wood effect laminate flooring runs throughout the living areas, and a downstairs WC is conveniently positioned off the hallway. Upstairs are three bedrooms - two doubles and a good sized third, served by a tastefully fitted family bathroom. Externally, the property enjoys a generously sized rear garden, and driveway parking to the front.



ENTRANCE HALL

A welcoming entrance to the property, with staircase leading to the first floor. Laminate flooring continues throughout.

CLOAKROOM

4'6" x 2'11" (1.39 x 0.89)

Fitted with a WC and corner hand basin.

LOUNGE/DINING ROOM

29'0" x 11'11" (8.85 x 3.65)

A spacious double reception room with bay windows to front and rear aspect. Both areas feature attractive fireplaces, one housing a log burning stove. Open access to:-



KITCHEN

14'0" x 8'2" (4.28 x 2.49)

Fitted with a range of modern dove grey units, and contrasting worktops incorporating a 1.5 composite sink. Built-in oven, five ring gas hob, and space for all other appliances. Side aspect window, and patio doors opening onto the rear garden.

FIRST FLOOR LANDING

With a side aspect window, and loft access.



BEDROOM 1

14'10" x 9'5" (4.53 x 2.88)

To rear aspect, with a built-in storage cupboard housing the gas central heating boiler.

BEDROOM 2

11'6" x 11'3" (3.53 x 3.44)

To front aspect, with a range of fitted storage.

BEDROOM 3

8'11" x 8'0" (2.73 x 2.45)

To rear aspect.



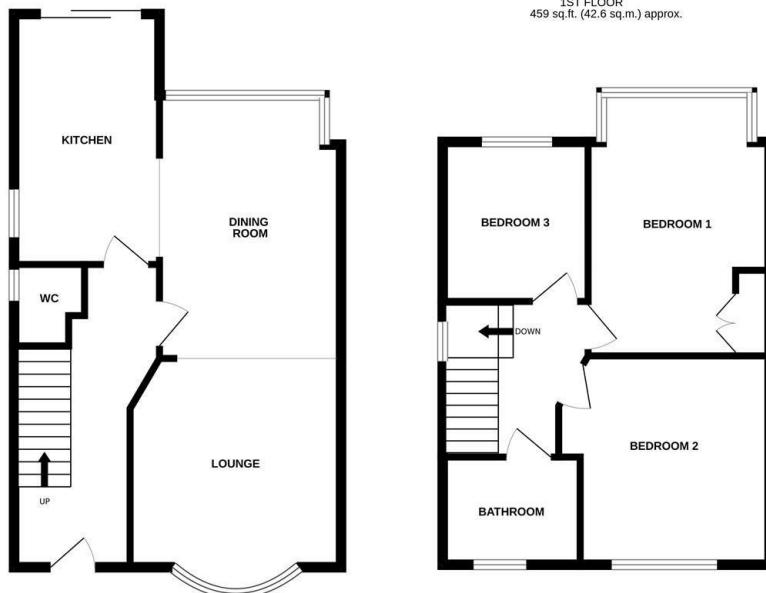
TENURE

FREEHOLD

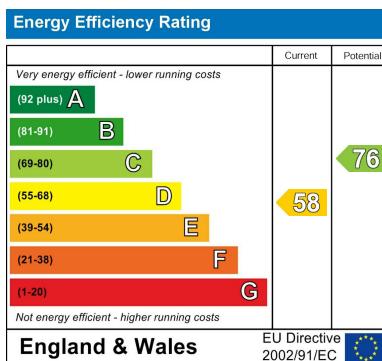
COUNCIL TAX BAND

B





TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. We have not tested any services or equipment and no guarantee can be given 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 fixtures should 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