



15 Trinity Road, Cleethorpes, North East Lincolnshire, DN35 8UH
£215,000

Key Features:

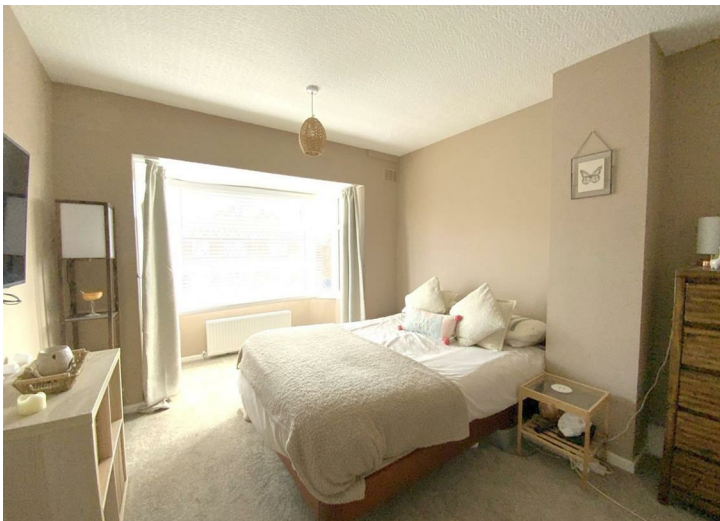
- Traditional Three Bedroom Semi Detached Home
- Popular Cleethorpes Location
- Spacious & Versatile Family Accommodation
- Two Reception Rooms
- Main Bedroom with En Suite Dressing Room
- Newly Refurbished Family Bathroom
- Generous South Facing Rear Garden
- Driveway Parking & Detached Garage

Situated in a popular area of Cleethorpes within short walking distance of the seafront, this extended bay fronted semi detached home offers spacious and versatile family living.

The accommodation comprises an entrance hall, comfortable front aspect lounge, kitchen, and a rear sitting/dining room overlooking the garden, providing an excellent space for both everyday living and entertaining.

To the first floor are three bedrooms, including two good sized doubles and a single bedroom. The main bedroom further benefits from an adjoining dressing room, offering excellent additional space, alongside a newly refurbished modern bathroom.

Externally, the property enjoys a generous south facing rear garden offering plenty of space for outdoor seating, entertaining and family use. To the front, there is ample driveway parking and access to a detached garage, adding further practicality and storage options.



LOUNGE

13'10" x 10'11" (4.23 x 3.33)

With bay window to front aspect.

SITTING/DINING ROOM

19'10" x 9'10" (6.05 x 3.02)

A flexible living space with access onto the rear garden.

KITCHEN

15'7" x 6'10" (4.77 x 2.09)

Fitted with base and wall mounted units, freestanding cooker, plumbing for a washing machine, and space for further appliances. Entrance door to the side of the property.

FIRST FLOOR

BEDROOM 1

19'4" x 8'4" (5.90 x 2.56)

Rear aspect bedroom with an extensive range of fitted wardrobes.

EN SUITE DRESSING ROOM

8'7" x 5'9" (2.64 x 1.77)

A versatile room, ideal as a dressing room or home office, with potential to convert into an en suite bathroom if desired.

BEDROOM 2

14'2" x 10'4" (4.34 x 3.17)

Front aspect bedroom with bay window.

BEDROOM 3

7'3" x 6'7" (2.23 x 2.02)

Front aspect bedroom with fitted wardrobe.

BATHROOM

7'1" x 6'2" (2.16 x 1.90)

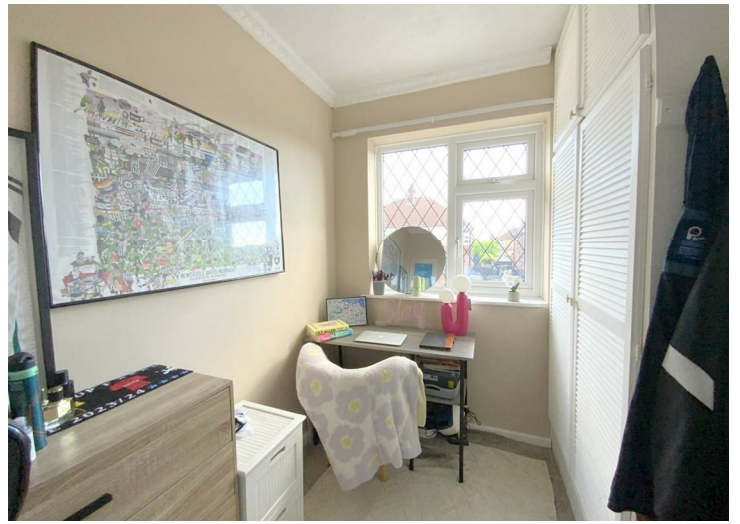
Fitted with a modern suite comprising a panelled bath, vanity unit and WC.

TENURE

FREEHOLD

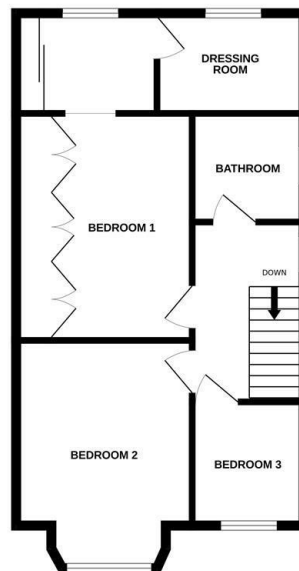
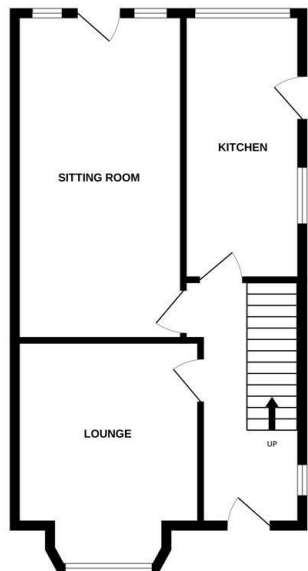
COUNCIL TAX

B




GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



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 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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