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PROPERTY FOR SALE
25 ST. HELIERS ROAD, CLEETHORPES

PURCHASE PRICE £114,950 - FREEHOLD



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£114,950
TENURE	We understand the property to be Freehold, but this is to be confirmed by the solicitors

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25 ST. HELIERS ROAD, CLEETHORPES

Nestled in the charming area of Cleethorpes, St. Heliers Road presents an excellent opportunity for first-time buyers or savvy investors. This mid-terrace house boasts an entrance porch and a hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The modern fitted kitchen/breakfast room is a highlight, featuring a convenient walk-in pantry that adds to the practicality of the space.

Upstairs, you will find two double bedrooms, alongside a versatile box room that can serve as a study or additional storage. The well-appointed bathroom completes the first floor, ensuring comfort and convenience for all residents.

The property benefits from both front and rear gardens, providing outdoor space for leisure and gardening. With gas central heating and double glazing throughout, this home is not only cosy but also energy-efficient. Its turnkey condition means you can move in with ease, making it an ideal choice for those looking to settle down or invest in a property close to local amenities, schools, and the beautiful seafront.

In summary, this delightful terraced house combines modern living with a prime location, making it a must-see for anyone seeking a new home in Cleethorpes.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with part tiled walls and a tiled floor. Through a hardwood and glazed door into the hall.

HALL

The hall with stairs to the first floor accommodation, an Oak floor and a light to the ceiling.

FRONT ROOM

12'5" x 9'6" (3.81m x 2.90m)

The front room with a u.PVC double glazed walk-in bay window, a wooden fire surround with a black back and hearth and a chrome pebble effect fire. A central heating radiator, Oak flooring, a light coving and ceiling rose to the ceiling.



25 ST. HELIERS ROAD, CLEETHORPES

FRONT ROOM



SITTING ROOM

13'1" x 11'3" (3.99m x 3.43m)

The sitting room with the continuation of the Oak floor. A u.PVC double glazed window, a central heating radiator, a useful under stairs cupboard. An open fire place with a tiled hearth and a light to the ceiling.



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SITTING ROOM



KITCHEN/BREAKFAST ROOM

15'6" x 8'7" (4.72m x 2.62m)

With a range of pale grey wall and base units, contrasting work surfaces and up stands incorporating a black sink unit with a black and chrome mixer tap. An integral electric oven, a gas hob with a black extractor fan and a black splash back, plumbing for a washing machine and tumble dryer. Two u.PVC double glazed window, u.PVC double glazed French doors leading into the garden, a central heating radiator, a tiled floor, a light and spotlights to the ceiling. There is a walk-in pantry with shelving and a light.



25 ST. HELIERS ROAD, CLEETHORPES

KITCHEN/BREAKFAST ROOM



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off and two lights to the ceiling.

BEDROOM 1

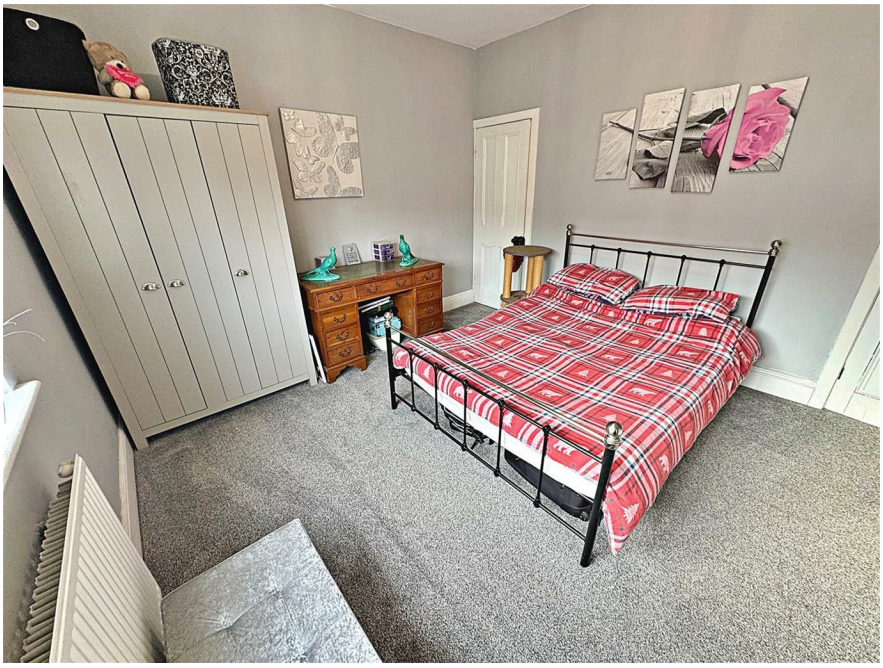
13' x 11'3" (3.96m x 3.43m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling. A useful cupboard over the stairs and the loft entrance is also in this room.



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BEDROOM 1



BEDROOM 2

11'3" x 9'9" (3.43m x 2.97m)

Another double bedroom with a u.PVC double glazed window to the rear, a central heating radiator and a light to the ceiling.



BEDROOM 2



BATHROOM

The bathroom has a white suite comprising of a panelled bath with a chrome mixer shower tap, a pedestal wash hand basin and a toilet. A u.PVC double glazed window, fully tiled walls, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



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BOX ROOM

8'4" x 4'9" (2.54m x 1.45m)

The box room is to the rear of the property with a u.PVC double glazed window, a central heating radiator, a cupboard housing the central heating boiler and a light to the ceiling.



GARDEN

The front garden with a walled and hedged boundary with a wooden gate and is laid to concrete for ease of maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is mainly laid to lawn with established boarders, a patio area and a composite shed.

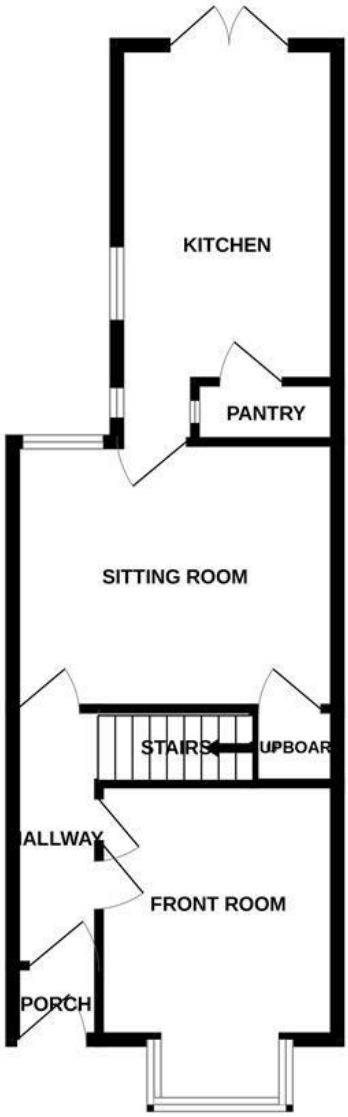


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GARDEN



GROUND FLOOR



1ST FLOOR



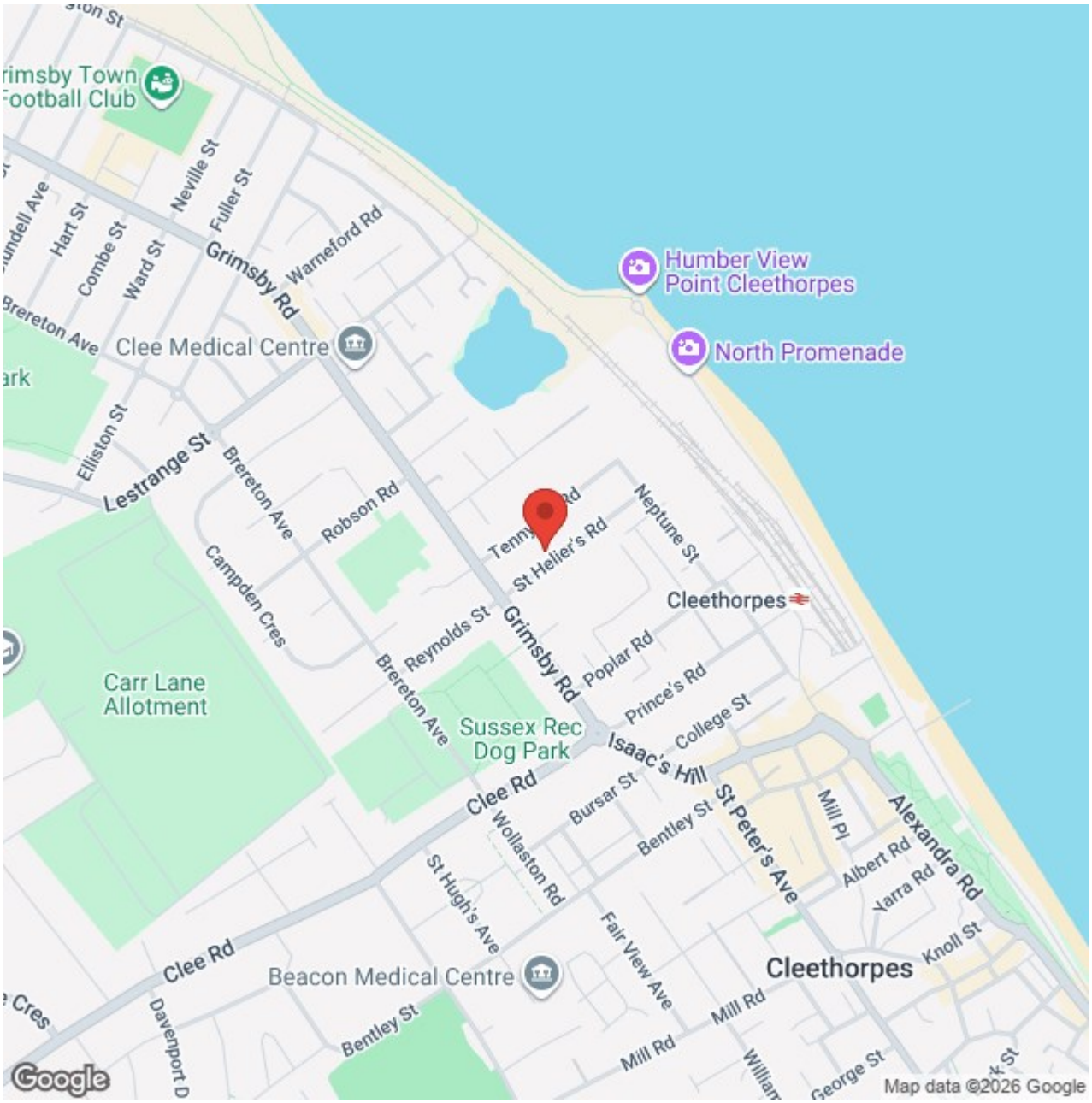
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

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