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Richmond Road

Cleethorpes  
DN35 8PE

Offers in the Region Of £165,000

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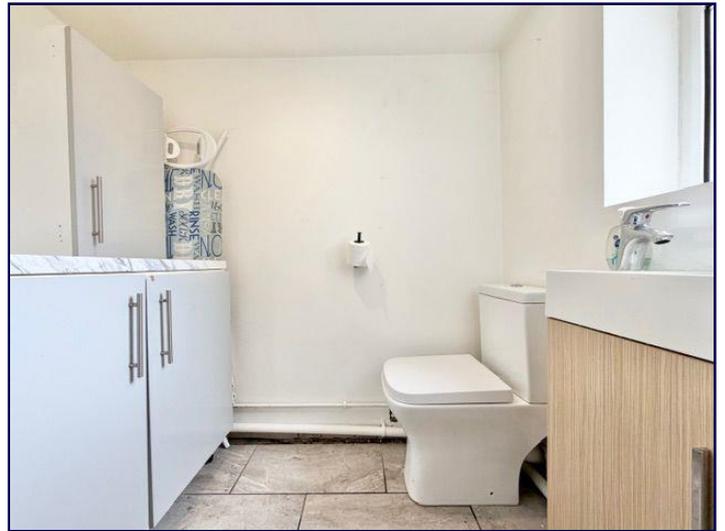
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### Property Introduction

\*Charming Mid-Terrace Gem for First-Time or Second-Time Buyers\* This beautifully presented three-bedroom mid-terrace house is a fantastic opportunity for first-time or second-time buyers. Lovingly improved by the current owner, the property boasts generous and well-laid-out accommodation over two floors. Upon entering, you'll find a spacious entrance hall, flowing into an open-plan kitchen dining room, perfect for family living. A separate lounge provides additional space for relaxation, while a ground-floor cloakroom adds convenience. The first floor features two large bedrooms that cleverly extend over the adjoining alleyway, a good-sized third single room, and a large bathroom with a shower over a P-shaped bath. The well-proportioned secure rear garden is a haven, with a spacious slab patio, lawn, and well-maintained borders offering good privacy and screening. The neat frontage completes the property's charm. Ideally located close to Cleethorpes centre and its many amenities, this property offers the perfect blend of space, style, and convenience. With its excellent condition and desirable location, this mid-terrace house is an excellent choice for those looking to get on the property ladder or upgrade to a larger home. Don't miss out on this fantastic opportunity!

### Entrance hall

10' 8" x 7' 3" (3.26m x 2.20m)

A spacious entrance hall has uPVC glazed door with uPVC frosted window to the front, grey tiled flooring, grey decor to coving, radiator with cover, pendant light and under stairs storage.

### Lounge

10' 9" x 12' 4" (3.27m x 3.77m)

A good sized separate lounge has light grey decor, grey wood laminate flooring, uPVC bay window with blind, rad with cover, grey wood fireplace with black inset and hearth and electric fire, pendant light and radiator.

### Kitchen diner

19' 1" x 19' 11" (5.81m x 6.08m)

A large L-shaped space has been cleverly opened up by the current owner to create a wonderful space perfect for family living. The kitchen has a high gloss grey wall and base units to two walls with white marble effect roll top work tops and splash back returns over. There is space for a range cooker with fixed extractor over, tall American fridge freezer and washing machine and white ceramic one and a half sink drainer. The room has fresh neutral decor, 14 down lights, uPVC window, uPVC French doors and uPVC frosted door to the rear garden and grey tiled floor.

### Cloakroom

3' 8" x 6' 4" (1.13m x 1.92m)

The cloakroom had WC and vanity sink, grey tiled flooring, white decor, frosted uPVC window, grey wall and base storage units with marble effect work top over, and pendant light.

### Stairs and landing

The stairs and landing have grey decor to coving and carpet, fitted storage cupboards, loft access and pendant light.

### Bedroom One

12' 4" x 14' 4" (3.76m x 4.38m)

A large double bedroom has grey carpet, grey decor to coving and with dado rail, uPVC window to the front with blind, built in storage, radiator and two ceiling lights.

### Bedroom Two

10' 10" x 12' 1" (3.29m x 3.69m)

A second double bedroom has cream decor with feature walls, built in storage and dressing table, brown carpet, uPVC window to the rear with blind, radiator and pendant light.

### Bedroom Three

12' 4" x 7' 3" (3.76m x 2.20m)

A third single bedroom has uPVC window to the front with blind, built in storage, brown carpet, cream decor, radiator and four down lights.

### Family Bathroom

5' 5" x 9' 7" (1.66m x 2.92m)

A good sized bathroom has P-shaped with shower over the bath and curved glass screen, matching white WC and sink, white towel radiator, grey tile effect flooring, white decor, grey tiled splash backs, frosted uPVC window and five down lights.

### Front garden

A neat private enclosed front garden has slab path to the front door and side alleyway, gravel garden, tall 6 foot plus hedge and conifer boundary with timber gate to the pavement.

### Rear garden

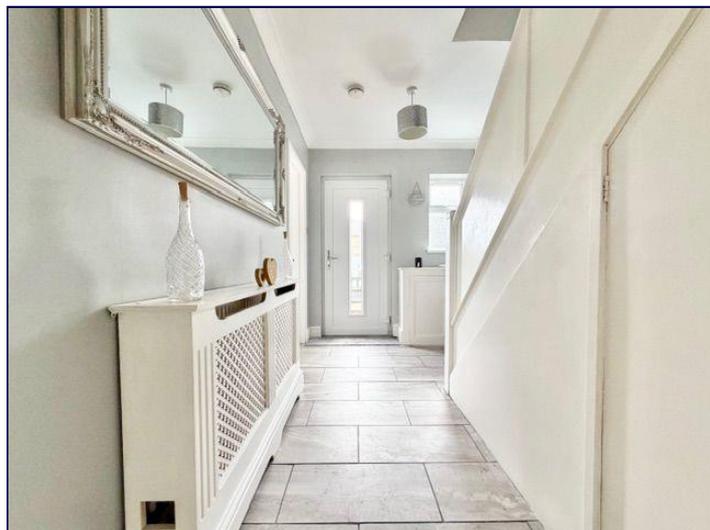
A large rear garden has full width slab and block paved patio area leading to lawn and soil garden areas with slab path through the middle. There are retained borders to one side and to the bottom well stocked and neatly planted with mature shrubs and bushes.

The bottom of the garden has tall mature trees that provide good screening with tall timber fencing to all sides. A timber gate leads to the front .

### Outbuilding

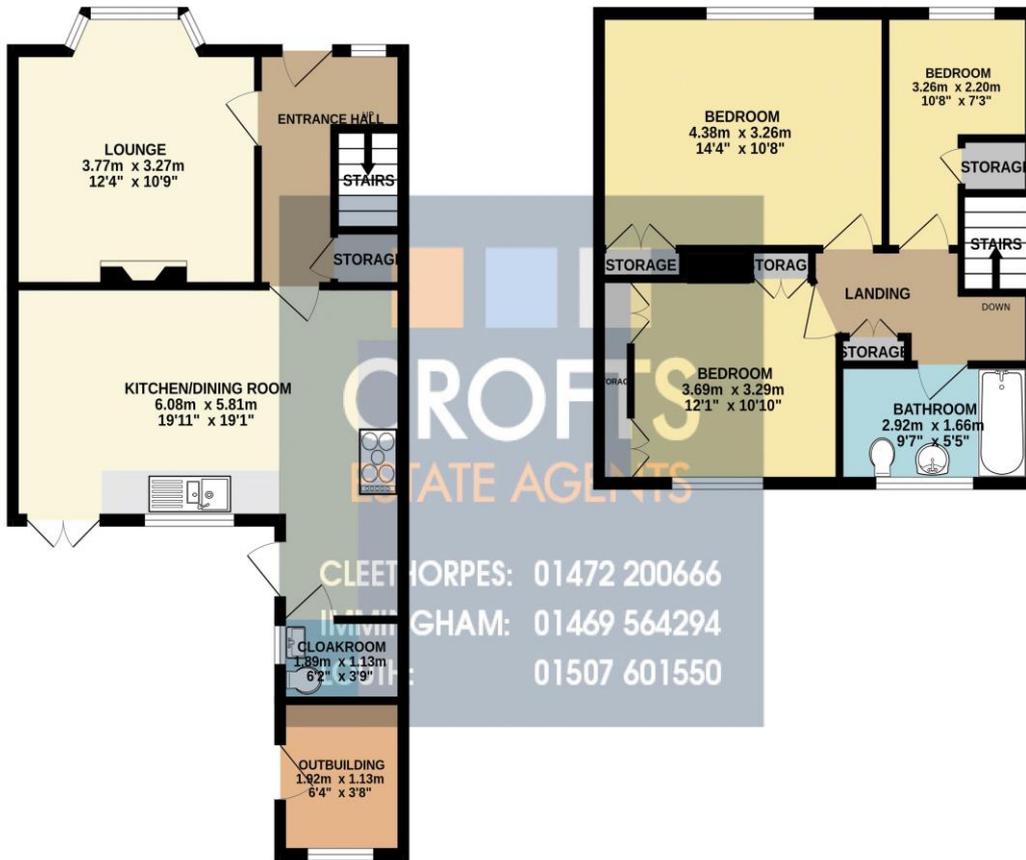
7' 0" x 7' 1" (2.13m x 2.15m)

A brick built outbuilding provides good storage and has timber door, and glass window to the rear.



GROUND FLOOR  
48.6 sq.m. (523 sq.ft.) approx.

1ST FLOOR  
43.0 sq.m. (463 sq.ft.) approx.



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TOTAL FLOOR AREA: 91.6 sq.m. (986 sq.ft.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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