



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Westbury Road

Cleethorpes
DN35 0QB

Offers in the Region Of
£275,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious detached bungalow which is located within the popular town of Cleethorpes. Ideal for someone looking to downsize the accommodation is flexible and could be used as two bedroom or three bedroom depending on requiring a dining room. Nearby there are a wide variety of local amenities and also Cleethorpes Golf Club and bus links. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, two bedrooms and the bathroom. Externally there are gardens to the front and rear with ample off road parking and a garage. The property also benefits from uPVC double glazing (except for the garage) and gas central heating,

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Entrance Hall

Entering the property reveals the entrance hall with access to the airing cupboard, coving to the ceiling, a radiator and a carpeted floor.

Lounge

14' 5" x 13' 0" (4.39m x 3.97m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

11' 7" x 8' 7" (3.54m x 2.62m)

The dining room has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. This could also be a third bedroom if required.

Kitchen

11' 8" x 8' 10" (3.56m x 2.68m)

The kitchen has a window and door to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a fitted kitchen with units to base and eye level with a one and a half sink and drainer with integral appliances including a fridge, freezer, washing machine, electric double oven and hob with an extractor over.

Bedroom One

12' 11" x 10' 7" (3.93m x 3.23m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of bedroom furniture.

Bedroom Two

12' 11" x 6' 10" (3.93m x 2.08m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of bedroom furniture.

Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

The bathroom has an opaque window to the side elevation, coving to the ceiling, fully tiled walls, a radiator and a carpeted floor. There is also a three piece suite with a WC, basin and bath.

Garage

With an up and over door, electrics and a window and door to the rear elevation.

Outside

Well presented and maintained gardens to the front and rear with a resin driveway providing off road parking and also access all the way around the bungalow with access to the rear. The front enjoys a well kept lawn with established shrubs with perimeter fencing and conifers. The rear garden has a further lawn with established shrubs, a patio area ideal for alfresco dining and is enclosed by perimeter fencing and conifers.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

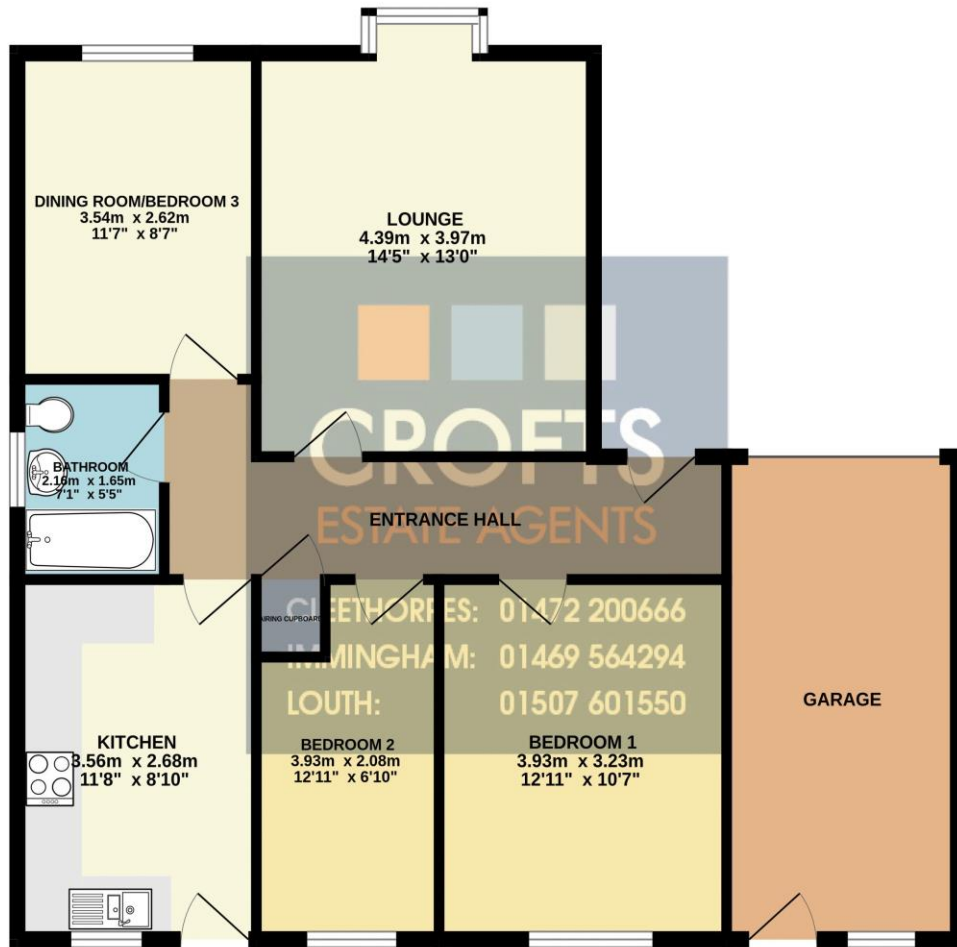
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
84.6 sq.m. (911 sq.ft.) approx.



TOTAL FLOOR AREA : 84.6 sq.m. (911 sq.ft.) 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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