



**3 Halton Place, Cleethorpes, North East Lincolnshire, DN35 9BT**  
**£155,000**

## Key Features:

- Two Bedroom Semi Detached Bungalow
- Popular Cleethorpes Location
- Versatile Accommodation
- Well Maintained - Scope For Modernisation
- Gardens To The Front & Rear
- Driveway Parking & Detached Garage

A well maintained semi detached bungalow situated in this popular area of Cleethorpes, a short distance from the town centre, seafront and local amenities. The accommodation offers; entrance hall, a bay fronted lounge, and two bedrooms - one of which could be used as a dining room. The kitchen and bathroom are both neat and functional, however would benefit from updating - offering the perfect opportunity for the new owner to add their own style. Outside, there are gardens to the front and rear, driveway parking and a detached garage. Perfect for downsizes, first time buyers, or anyone looking for a manageable project in this convenient location...Viewing Highly Recommended.



### **ENTRANCE HALL**

Accessed via a uPVC door to the side of the property. With access to all rooms, and loft - via a drop-down ladder.

### **LOUNGE**

18'0" x 11'5" (5.49 x 3.50)

Measured into bay.

To front aspect, with gas fireplace.

### **KITCHEN**

8'11" x 8'7" (2.72 x 2.63)

Fitted with base and wall mounted units, worktops incorporating a resin sink, freestanding cooker, plumbing for a washing machine, and space for further appliances. Unit housing the gas central heating boiler (NEW 2021). Side and rear aspect windows, and access to the rear garden.

### **BEDROOM 1**

12'8" x 11'0" (3.87 x 3.36)

To rear aspect.

### **BEDROOM2/DINING ROOM**

9'8" x 8'5" (2.97 x 2.57)

To front aspect.

### **BATHROOM**

6'3" x 5'5" (1.92 x 1.66)

Fitted with a pedestal basin, wc, and panelled bath with shower over. Obscure glazed window

### **GARAGE**

18'2" x 8'11" (5.55 x 2.72)

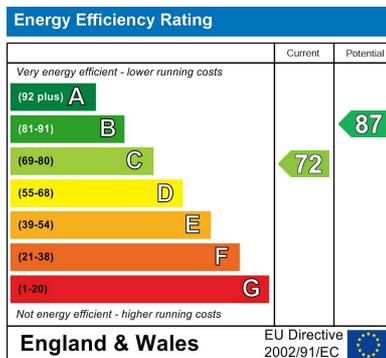
### **TENURE**

freehold

### **COUNCIL TAX BAND**

B





### 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

