



87 Westbury Road, Cleethorpes, DN35 0QJ
£190,000

Key Features:

- Two Bedroom Detached Bungalow
- Cleethorpes/Humberston Border
- Popular Area Close to the Seafront
- Spacious Lounge
- Modern Kitchen
- Generous Rear Garden
- Driveway Parking
- No Forward Chain

Situated within a highly regarded residential area of Cleethorpes, this two bedroom detached bungalow offers comfortable single story living, ideal for those looking to retire by the coast. Conveniently located a short distance from the seafront, a wide range of local attractions and leisure facilities.

Well maintained throughout, the accommodation comprises an entrance hall, a spacious rear aspect lounge, a modern fitted kitchen, bathroom and two bedrooms, the second offering flexibility for use as a dining room. The home also benefits from the recent installation of a gas central heating boiler.

Externally, the property enjoys a generously sized rear garden, providing a private outdoor space, along with driveway parking at the front. Offered for sale with no forward chain.



ENTRANCE HALL

Accessed via a front entrance porch, leading into a central hallway with built-in storage cupboard.

LOUNGE

14'10" x 13'9" (4.53 x 4.21)

A rear facing lounge, with fireplace incorporating an electric fire.

KITCHEN

14'10" x 8'7" (4.54 x 2.64)

Fitted with a range of modern shaker style units, worktops inset with a stainless-steel sink, built-in oven, electric hob and space for further appliances. Unit housing the gas central heating boiler. Side entrance door.

BEDROOM 1

12'0" x 10'0" (3.67 x 3.05)

Front aspect main bedroom.

BEDROOM 2/DINING ROOM

12'0" x 8'9" (3.66 x 2.67)

A second front aspect bedroom, offering flexibility of use.

BATHROOM

9'11" x 5'11" (3.03 x 1.81)

Fitted with a pedestal basin, WC, and panelled bath with electric shower over. Access to the loft.

TENURE

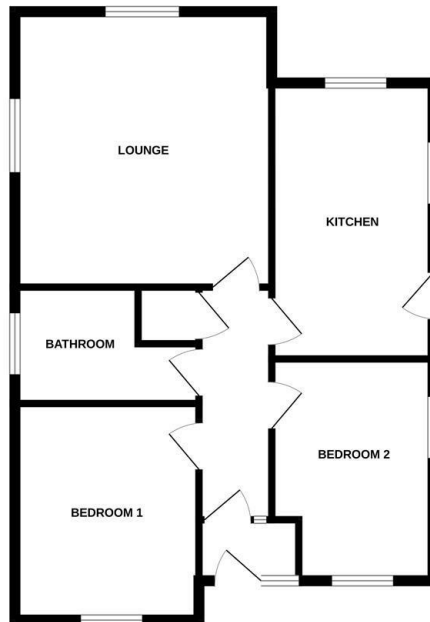
FREEHOLD

COUNCIL TAX

C



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 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. Made with MetreXr C2020.

| 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

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



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