



24 Warwick Road, Cleethorpes, North East Lincolnshire, DN35 9EX
£165,000

Key Features:

- Two Bedroom Semi Detached Bungalow
- Popular Cleethorpes Location
- Spacious Lounge/Dining Room
- Kitchen & Conservatory
- Shower Room
- Driveway Parking & Detached Garage
- Scope For Modernisation
- No Forward Chain

Located in this popular residential area of Cleethorpes, a well maintained semi detached bungalow offered for sale with no forward chain.

The accommodation offers excellent potential for modernisation, comprising; a side entrance hall, spacious full width lounge/dining room, two bedrooms, shower room, and kitchen leading into the conservatory. Outside there are gardens to the front and rear, manageable in size, plus driveway parking and a detached garage.

Situated close to local amenities, and easy access to the town centre and seafront....Viewing Highly Recommended.



ENTRANCE HALL

Entered via a side entrance porch. With access to all rooms and loft space.

LOUNGE/DINING ROOM

21'3" x 12'11" (6.48 x 3.95)

Measured at maximum width.

A spacious full width living room, with front and side aspect windows, inc. bay, and fireplace incorporating a living flame gas fire.

KITCHEN

9'10" x 9'10" (3.00 x 3.00)

With fitted wall and base units, worktops inset with a stainless-steel sink, plumbing for a washing machine, and space for further appliances. Wall mounted gas central heating boiler. Side and rear aspect windows, and access onto the garden.

CONSERVATORY

10'1" x 9'6" (3.08 x 2.91)

A uPVC conservatory extension overlooking the rear garden.

BEDROOM 1

11'10" x 8'11" (3.62 x 2.73)

To rear aspect, with full wall of fitted wardrobes.

BEDROOM 2

8'4" x 6'7" (2.55 x 2.03)

With a side aspect window.

SHOWER ROOM

6'7" x 5'11" (2.01 x 1.82)

Comprising a shower enclosure, and fitted storage incorporating a wash basin and wc. Heated towel rail. Obscure glazed window.

OUTSIDE

The property is approached by a lawned front garden, and driveway leading down the side to the detached garage. The rear garden has a paved patio area, lawn and greenhouse.

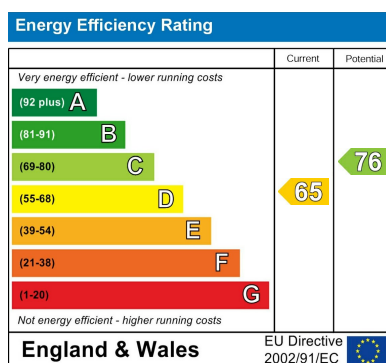
TENURE

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