

ARGYLE

ESTATE AGENTS



45 Itterby Crescent, Cleethorpes DN35 9QJ
£210,000

Key Features:

- Three Bedroom Detached Bungalow
- Sought After Cleethorpes Location
- Excellent Modernisation Project
- Popular School Catchment
- No Forward Chain

A Three Bedroom Detached Bungalow located in this sought after area of Cleethorpes, close to the shops on Middlethorpe Road, and within popular school catchment. The property sits on a good sized plot, with lawned gardens, driveway and garage, and offers well maintained accommodation with excellent scope for modernisation and improvement.

Comprising of an Entrance Porch, Hallway with Cloaks/W.C, Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms and a Bathroom. Offered for sale with No Forward Chain.



ENTRANCE PORCH

Front entrance to the property with internal door to the hallway.

HALLWAY

With radiator.

CLOAKS/W.C.

1.69 X 0.90 (5'7" X 2'11")

Fitted with a low level w.c and hand basin. Radiator, and a wall mounted gas central heating boiler.

LOUNGE

5.11 X 4.02 (16'9" X 13'2")

With a double glazed window to front aspect, radiator, and feature brick partitioning wall with electric fire. Open access to:-

DINING ROOM

3.70 X 3.30 (12'2" X 10'10")

With radiator, and access to the conservatory.

KITCHEN

3.58 X 3.31 (11'9" X 10'10")

Fitted kitchen comprising of base and wall units, and work surfaces incorporating a sink/drain. Built-in oven and gas hob with extractor over, and further appliance space. Double glazed window and access to:-

CONSERVATORY

6.90 X 2.55 (22'8" X 8'4")

A spacious uPVC conservatory with tiled floor, radiator, and plumbing for a washing machine.

BEDROOM ONE

4.14 X 3.74 (13'7" X 12'3")

Double glazed window to front aspect, and radiator.

BEDROOM TWO

4.19 X 3.57 (13'9" X 11'9")

A second double bedroom, with a double glazed window to rear aspect, fitted wardrobes, and radiator.

BEDROOM THREE

3.00 X 2.36 (9'10" X 7'9")

Double glazed window to front aspect, and radiator.

BATHROOM

2.29 X 1.76 (7'6" X 5'9")

A fully tiled bathroom comprising a panelled bath with electric shower over, pedestal basin and a close coupled w.c. Radiator, and an obscure glazed window..

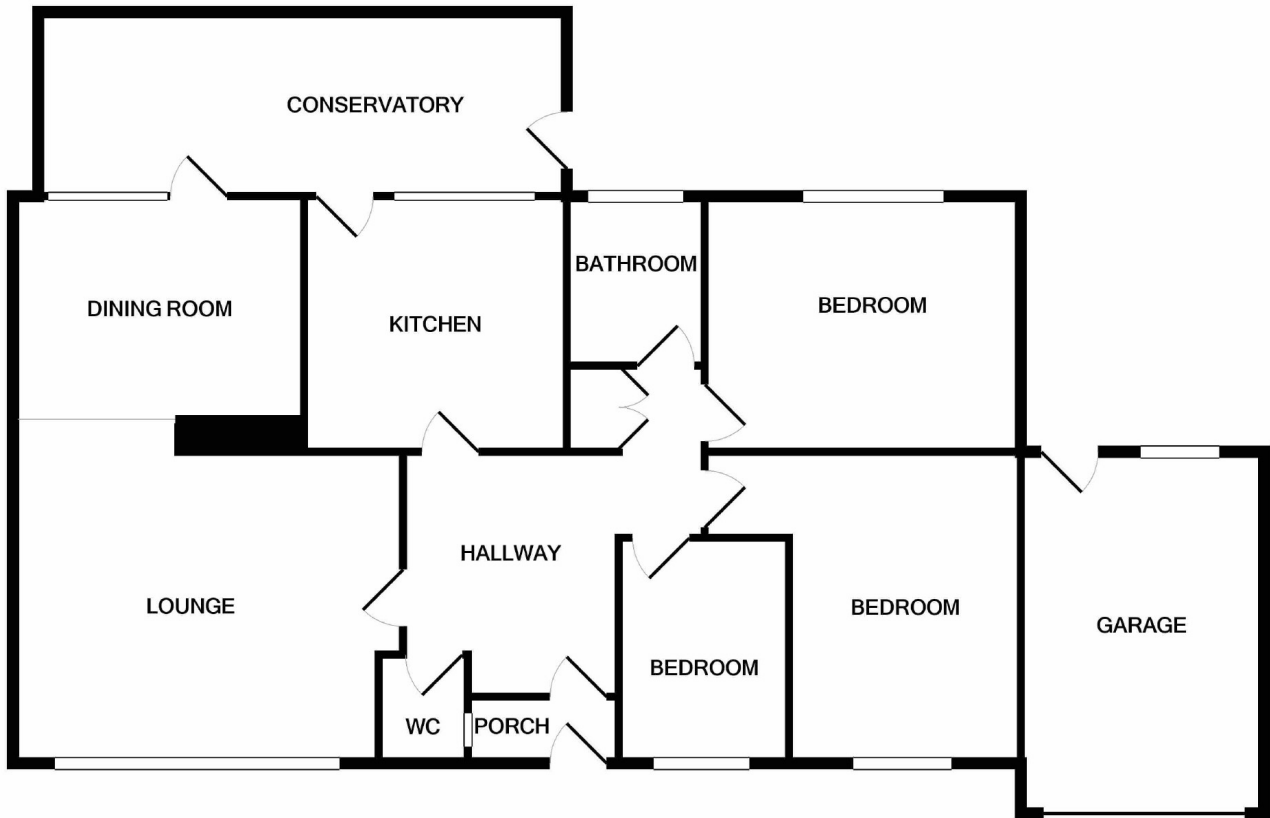
OUTSIDE

The front of the property is set open plan having a wide expanse of lawn, and driveway extending to the side. The rear garden is a good size, having further lawn, well stocked beds and borders and a paved patio.

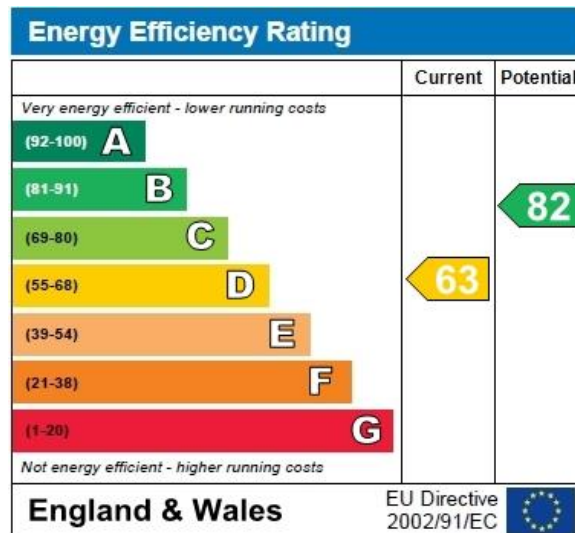
TENURE

Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2021



VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold 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 verify that they are in working order, or fit for their intended purpose. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

