



9 Gayton Road, Cleethorpes, North East Lincolnshire, DN35 0HN
£265,000

Key Features:

- Three Bedroom Detached Bungalow
- Highly Sought After Cleethorpes Location
- Well Presented & Versatile Accommodation
- Good Sized Gardens
- Ample Off Road Parking
- Detached Garage
- Excellent School Catchment
- No Forward Chain

Found in this highly sought after residential area, a well presented three bedroom detached bungalow ideally situated within short walking distance of Cleethorpes seafront.

The accommodation offers:- a side entrance hall, spacious lounge, kitchen diner, two double bedrooms, a third bedroom/dining room and a bathroom. Set in good sized gardens with ample off road parking and detached garage. Viewing Highly Recommended...Offered for sale with No Forward Chain.



ENTRANCE HALL

Accessed via the side of the property, an L-shaped hall with useful walk-in storage cupboard, and access to the loft via a drop down ladder.

LOUNGE

14'10" x 13'6" (4.54 x 4.14)

To front aspect, with fireplace incorporating an inset coal effect electric fire.

KITCHEN DINER

15'11" x 11'9" (4.87 x 3.60)

L-SHAPED MEASUREMENTS

Fitted with a range of gloss fronted units, and work surfaces incorporating a stainless steel sink. Freestanding cooker, integral washing machine, and fridge/freezer. Floor standing gas central heating boiler, and cupboard housing separate water boiler. Side and rear aspect windows, and access to the rear garden.

BEDROOM 1

13'10" x 9'10" (4.22 x 3.01)

To front aspect, with a large range of fitted storage/wardrobes.

BEDROOM 2

11'6" x 9'10" (3.52 x 3.02)

To rear aspect, with fitted wardrobes/drawers.

BEDROOM 3/ DINING ROOM

8'11" x 7'10" (2.72 x 2.40)

A versatile room, with a side aspect window.

BATHROOM

7'10" x 5'8" (2.41 x 1.73)

Fitted with a traditional style suite comprising a panelled bath, pedestal basin and wc. Fully tiled walls. Obscure glazed window.

OUTSIDE

Set in well maintained lawned gardens, the property is approached by a gated driveway providing off road parking for 2/3 vehicles, and leading down the side to the detached garage.

GARAGE

18'0" x 9'4" (5.51 x 2.85)

A detached brick garage with an up and over door, power/light.

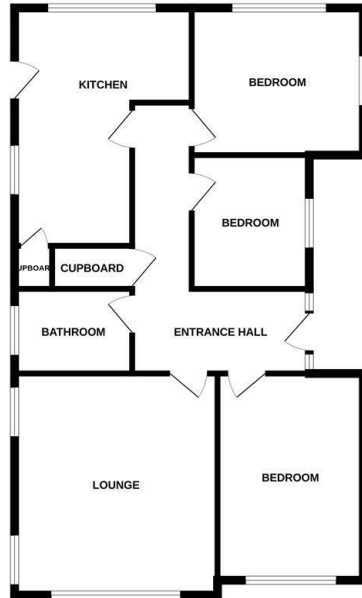
TENURE

FREEHOLD

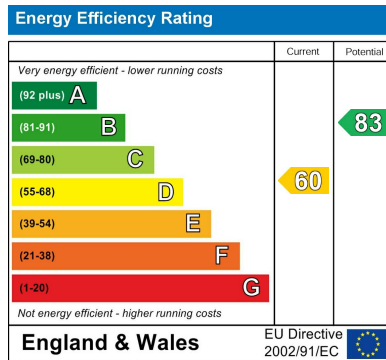
COUNCIL TAX BAND

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 Metreplan 12/04



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