



69 Tetney Road, Humberston, North East Lincolnshire, DN36 4JQ
£280,000

Key Features:

- Superb Corner Plot
- Three Bedroom Detached Bungalow
- Generous Wrap Around Lawned Gardens
- Ample Off Road Parking & Detached Garage
- Well Regarded & Accessible Location
- Huge Scope For Improvement/Expansion
- Close To Popular Schools
- No Forward Chain

Offering excellent potential, a three bedroom detached true bungalow occupying a generous plot in this sought after residential area located to the edge of Humberston. An ideal opportunity for DIY enthusiasts, property developers and families to acquire this individual property which offers considerable scope for modernisation and expansion, subject to necessary consents.

The accommodation comprises; a front entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms, a bathroom and separate wc.

Set in established wrap around lawned gardens, fronting Tetney Road, with driveway parking and garage to the rear accessed via South Sea Lane.

Viewing highly recommended...Offered for sale with no forward chain.



LOUNGE

12'11" x 11'11" (3.94 x 3.65)

DINING ROOM

11'11" x 8'11" (3.65 x 2.72)

KITCHEN

13'10" x 8'11" (4.24 x 2.72)

BEDROOM 1

11'10" x 10'11" (3.62 x 3.33)

BEDROOM 2

9'10" x 8'9" (3.00 x 2.69)

BEDROOM 3

8'6" x 7'5" (2.60 x 2.27)

BATHROOM

5'6" x 5'4" (1.68 x 1.64)

W.C.

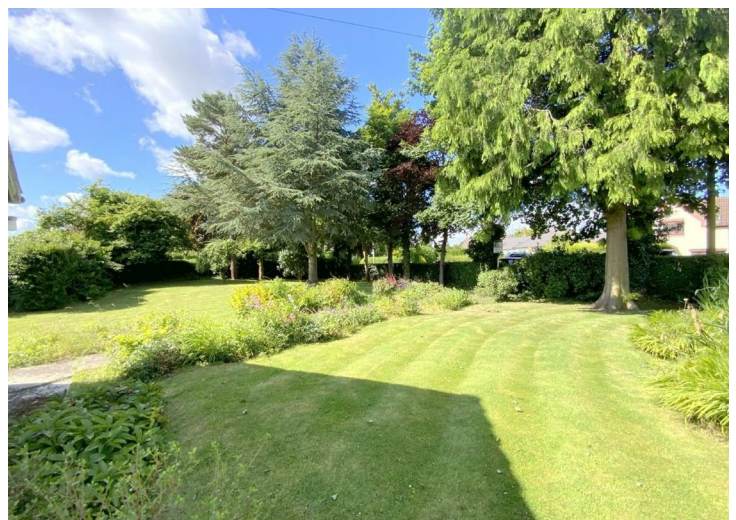
5'6" x 2'7" (1.68 x 0.80)

COUNCIL TAX BAND

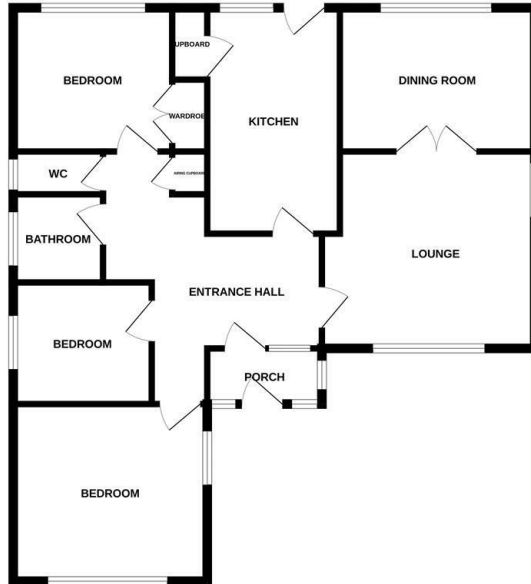
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TENURE

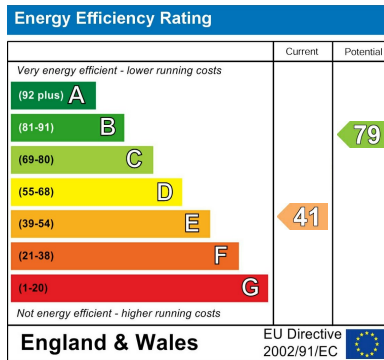
Freehold



GROUND FLOOR



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 errors, 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 hereon have been tested and no guarantee as to their operability or efficiency can be given. Made with Metragen 02024.



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

