



55 Itterby Crescent, Cleethorpes, North East Lincolnshire, DN35 9QJ
£220,000

Key Features:

- Three Bedroom Detached Bungalow
- Highly Popular Cleethorpes Location
- Spacious Lounge/Dining Room
- Modern Kitchen & Shower Room
- Cloaks/WC
- Driveway & Detached Garage
- No Forward Chain
- VIDEO VIEWING AVAILABLE

Offered for sale with no forward chain, a three bedroom detached bungalow found in this sought after residential area off Middlethorpe Road, ideally placed for local amenities, schools, and easy access to the town centre and seafront. The accommodation offers; a front entrance hall, cloaks/wc, a spacious open plan lounge/dining room, kitchen, and inner hallway leading to three rear aspect bedrooms and a shower room. Gardens to the front and rear, driveway and detached garage.



ENTRANCE HALL

Accessed via a front entrance porch.
With fitted storage cupboard.

CLOAKROOM

5'1" x 4'0" (1.55 x 1.23)

Located off the entrance hall, fitted with a concealed cistern wc, vanity sink unit, and heated towel rail.

LOUNGE/DINING ROOM

20'9" x 14'11" (6.34 x 4.56)

Open plan living room with central fireplace incorporating an electric fire. Front and side aspect windows.

KITCHEN

12'10" x 8'11" (3.93 x 2.72)

Fitted with a range of modern shaker style units and work surfaces incorporating a breakfast bar. Built-in oven, gas hob with extractor over, integrated fridge, and plumbing for a washing machine. Side aspect window and entrance door.

INNER HALLWAY

With access to the loft.
Leading to:-

BEDROOM 1

12'5" x 10'5" (3.80 x 3.18)

To rear aspect, featuring a full wall of fitted wardrobes.

BEDROOM 2

12'5" x 9'6" (3.80 x 2.90)

A second double bedroom to rear aspect.

BEDROOM 3

10'0" x 6'11" (3.05 x 2.11)

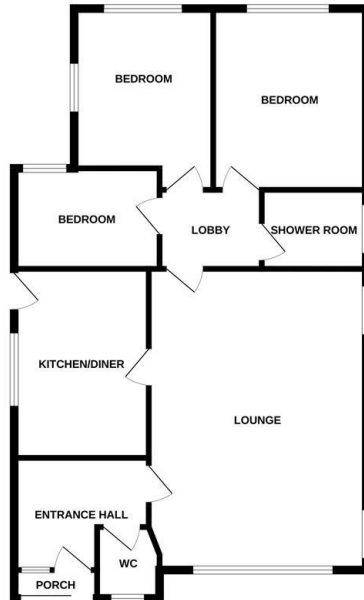
To rear aspect, with built-in storage cupboard.

SHOWER ROOM

7'3" x 5'3" (2.21 x 1.61)

Fitted with a vanity sink unit, concealed cistern wc, and a full width walk-in shower. Heated towel rail.





Whilst 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 the 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 Metagen 02/04

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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