



10 Wesley Crescent, Cleethorpes, North East Lincolnshire, DN35 0JR
£220,000

Key Features:

- RENOVATION PROJECT
- Three Bedroom Detached Bungalow
- Highly Popular Cleethorpes Location
- Large Detached Garage/Workshop
- Ample Driveway Parking
- Solar Panels
- No Forward Chain

A spacious three bedroom detached bungalow requiring a full scheme of modernisation, presenting an excellent opportunity for prospective buyers to make it their own. Situated in this highly popular area of Cleethorpes, ideally placed for local amenities and a short distance from the town centre and seafront. The accommodation briefly comprises; a side entrance hall, living room, kitchen, conservatory, three versatile bedrooms, a wet room and separate wc. Benefiting a new gas central heating boiler installed in 2024. Standing in mainly lawned gardens with ample driveway parking and a large detached brick garage/workshop. Offered for sale with No Forward Chain.



LIVING ROOM
16'0" x 10'11" (4.90 x 3.33)

KITCHEN
13'6" x 8'4" (4.12 x 2.56)

CONSERVATORY
9'11" x 7'8" (3.04 x 2.36)

BEDROOM 1
13'7" x 10'11" (4.16 x 3.35)

BEDROOM 2
11'5" x 9'8" (3.48 x 2.96)

BEDROOM 3
7'4" x 5'7" (2.26 x 1.72)

WET ROOM
5'8" x 5'7" (1.75 x 1.71)

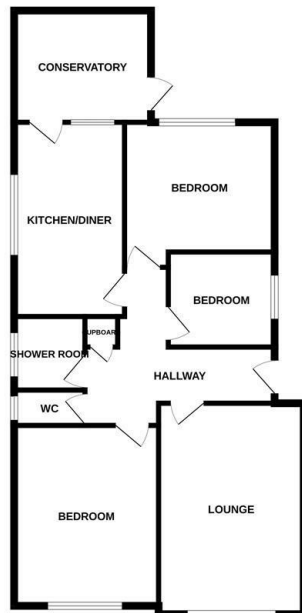
SEPARATE WC
5'4" x 2'7" (1.65 x 0.80)

GARAGE/WORKSHOP
22'9" x 13'6" (6.94 x 4.13)

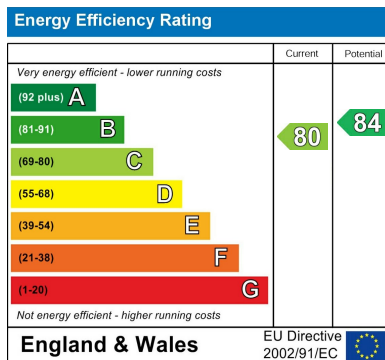
TENURE
FREEHOLD

COUNCIL TAX BAND
C





While 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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