



17 Cherry Dale, Cleethorpes, North East Lincolnshire, DN35 9PS
£185,000

Key Features:

- Two Bedroom Semi Detached Bungalow
- Popular Residential Area Of Cleethorpes
- Generous Sized Lounge
- Kitchen & Dining Room
- Two Double Bedrooms
- Shower Room
- Driveway Parking
- Detached Garage
- No Forward Chain

Situated in this highly regarded residential area of Cleethorpes, a well maintained two bedroom bungalow ideally positioned close to local amenities, and a short distance from the seafront and town centre. The property offers a spacious layout, comprising a generous sized lounge, kitchen, dining room with french doors opening onto the rear garden, two double bedrooms and a shower room. Outside, the home sits in mainly lawned gardens, with driveway parking and a detached garage. Offered for sale with no forward chain...Viewing highly recommended.



KITCHEN

11'2" x 10'9" (3.42 x 3.28)

Side entrance to the property leads directly into the kitchen. Fitted with a range of wall and base units, worktops incorporating a stainless steel sink, built-in oven, electric hob, plumbing for a washing machine and space for further appliances. Two useful built-in storage cupboards - one housing the gas central heating boiler. Rear aspect window. Archway to dining room.

DINING ROOM

10'1" x 7'3" (3.09 x 2.23)

Separate dining space, with French doors opening onto the rear garden.

LOUNGE

17'7" x 14'11" (5.36 x 4.55)

A well-proportioned room, with fireplace incorporating an inset gas fire, marble back and hearth. Front aspect bow window, and further side window.

BEDROOM 1

12'6" x 9'1" (3.83 x 2.77)

To front aspect, with fitted wardrobes/storage.

BEDROOM 2

10'2" x 7'11" (3.11 x 2.42)

A second double bedroom, to rear aspect.

SHOWER ROOM

6'7" x 5'2" (2.02 x 1.60)

Fitted with a quadrant shower enclosure, vanity sink unit, wc, and heated towel rail.

TENURE

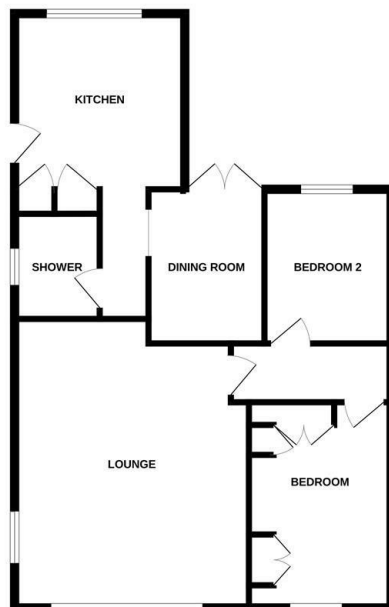
FREEHOLD

COUNCIL TAX

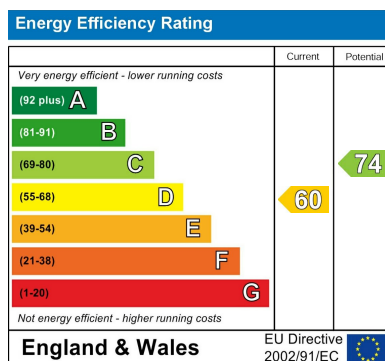
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GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee, as to their quantity or efficiency can be given.
Made with NetLogo 52.025



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