

MARTIN MASLIN

14 PHILIP AVENUE
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 9DJ



Martin Maslin Estate Agents are delighted to present this well-maintained and generously sized two-bedroom semi-detached bungalow, situated in a sought-after area of Cleethorpes. Perfectly positioned within easy reach of local amenities, excellent transport links, and well-regarded school catchments, this property is also just a short distance from the stunning Cleethorpes seafront. Offered with no onward chain, this attractive bungalow is in move-in condition and benefits from well-presented accommodation throughout.

Internally, the property comprises of an inviting entrance hall, a spacious living room with dual-aspect windows allowing for plenty of natural light, an attractive fitted kitchen/breakfast room, two well-sized double bedrooms, and a modern three-piece shower room.

Externally, the property boasts a lengthy driveway and a well-sized enclosed rear garden, providing ample outdoor space. With gas central heating and double glazing, this fantastic bungalow is not to be missed! EPC Rating - D

£179,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

HALL

With uPVC double glazed front door. Radiator.

LIVING ROOM

Spacious Living room. Three double glazed windows, one large to the front elevation and two to the side elevations. Electric fire, and radiator.

KITCHEN

With a range of fitted wall and base units incorporating a sink unit with drainer and mixer tap. Space for oven/ hob, washing machine and tumble dryer. Two double glazed window units, one to the side and one to the rear, along with a upvc door to the rear garden.

BEDROOM ONE

With fitted wardrobes and cupboards. Radiator and double glazed window to the front elevation.

SHOWER ROOM

Tiled with a shower, hand basin and w.c. Radiator and double glazed unit to the rear elevation. Storage cupboard.

BEDROOM TWO

Radiator and double glazed window to the rear.

OUTSIDE

The front garden is partly grassed with low brick wall, partly paved and partly laid with fashionable compressed resin driveway. To the rear of the property, there is a spacious garden, with a patio area, a sun house/ shed and a lawned area.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000.



LIVING ROOM



BEDROOM ONE



SHOWER ROOM



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



25148



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk