



6 Seaford Road Cleethorpes, North East Lincolnshire DN35 0LY

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW situated in the ever popular area just off North Sea Lane, close to all local amenities, good bus routes and within easy access of both Grimsby and Cleethorpes Town Centres. The property benefits from gas central heating, uPVC double glazing and has been modernised by the current vendors to include full re wire, decoration and internal doors. The accommodation comprises of; Entrance hallway, kitchen diner, lounge, three bedrooms and shower room. Standing on a good size plot with a low maintenance garden to the front, driveway for off road parking and detached brick garage. The private southerly facing rear garden is mainly laid to lawn with well stock mature planting and several patio areas. Viewing is highly recommended offered for sale with NO FORWARD CHAIN. The property will be made freehold on completion.

Chain Free £235,000

- CLEETHORPES LOCATION
- DETACHED BUNGALOW
- MODERNISED THROUGH
- KITCHEN DINER
- LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- uPVC DOUBLE GLAZING
- SOUTHERLY FACING REAR GARDEN
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC double glazed door with side light panel into the hallway.

HALLWAY

The welcoming hallway way has coving to the ceiling, modern grey wood effect laminate flooring, radiator and paneled white connecting doors. Large built in storage cupboard and loft access to the ceiling. The loft is fully boarded with a pull down ladder, lighting, electric and houses the fully serviced boiler.



KITCHEN DINER

15'10" x 8'10" (4.85 x 2.71)

The kitchen diner benefits from a range of wood fronted wall and base units with contrasting worksurfaces and tiled splashbacks and incorporates a composite sink and drainer with ceramic hob, chimney style extractor hood, electric fan assisted oven and built in microwave. Integrated fridge and ample space for an automatic washing machine and further appliances. Finished with dual aspect uPVC double windows with modern white slat blinds, glazed uPVC door leading to the driveway and rear garden, coving to the ceiling, radiator and tiled flooring.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LOUNGE

13'1".65'7" x 11'11" (4.20 x 3.64)

The bright lounge has dual aspect upvc double glazed windows with modern white wooden blinds fitted, coving to the ceiling, carpeted flooring, radiator and feature white wooden fire surround with marble hearth and back.



LOUNGE



LOUNGE



BEDROOM ONE

12'5" x 10'1" (3.81 x 3.09)

The largest of the three bedrooms is to the front aspect and has a uPVC double glazed window with modern white wooden blinds, coving to the ceiling, carpeted flooring and radiator fitted.



BEDROOM ONE



BEDROOM TWO

8'11" x 7'9" (2.73 x 2.38)

The second double bedroom has a uPVC double glazed window with modern white wooden blinds to the side aspect, coving to the ceiling, carpeted flooring and radiator fitted.

BEDROOM THREE

7'6" x 7'2" (2.30 x 2.20)

The third bedroom is to the front aspect with a uPVC double glazed window with modern white wooden blinds fitted, coving to the ceiling, carpeted flooring and radiator fitted.



SHOWER ROOM

10'0" x 6'3" (3.05 x 1.91)

The shower room benefits from a white three piece suite comprising of; Walk in corner shower with power boost and curved glazed screen, white modern combination unit with hand wash basin and low flush wc with hidden cistern. Finished with coving and down lights to the ceiling, full tiled walls and floor, heated towel rail and uPVC double glazed window with blinds to the side aspect.



OUTSIDE

THE GARDENS

The property stand on a larger than average plot with walled boundary to the front and side fenced boundaries, double open access to the red brick paved driveway that provides off road parking. The front garden is of low maintenance with mature planting to a feature shingle area. Double wooden gates lead down the driveway to the detached garage and rear garden. The private southerly facing rear garden is a gardeners treat with its mature and well stocked planting, lawn areas and secluded paved patios, having a red brick paved patio to the front and feature wooden arch leading to the rear garden



THE GARDENS



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DETACHED GARAGE

Brick built with electric, lighting and double doors to the front aspect.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC -

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

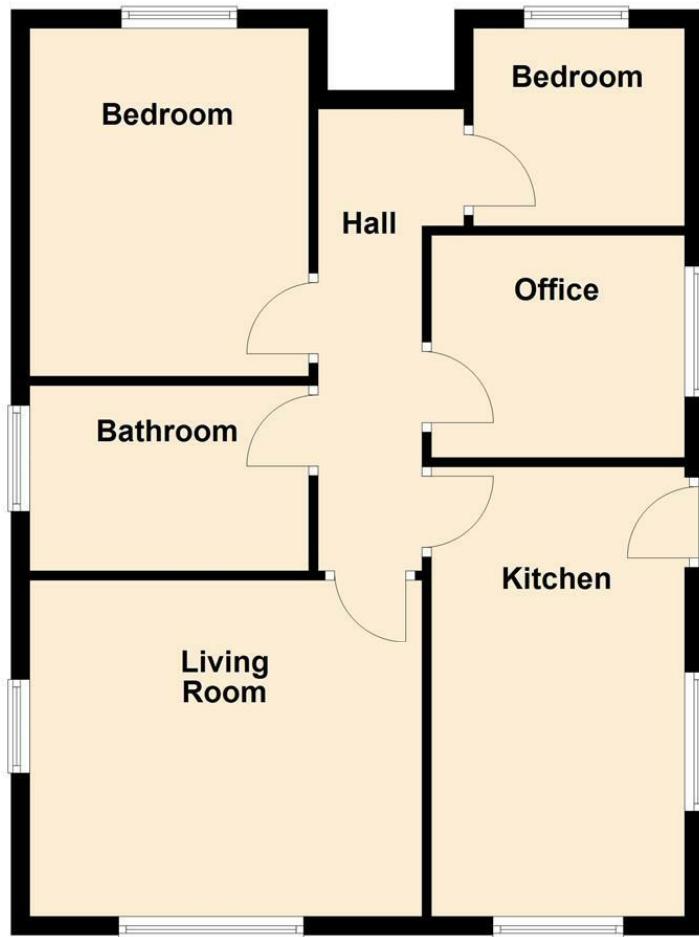
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

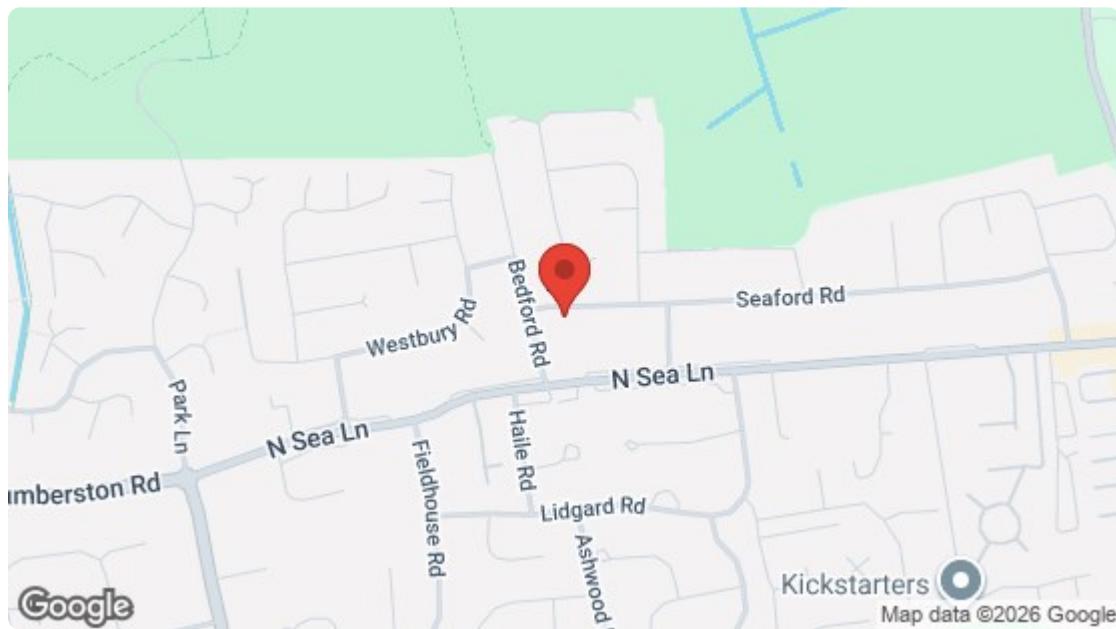
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 65.1 sq. metres (700.9 sq. feet)



Total area: approx. 65.1 sq. metres (700.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.