



12 Brian Avenue, Cleethorpes, DN35 9BZ
£179,950

Key Features:

- Semi Detached Bungalow
- Popular Residential Location
- Versatile Accommodation
- Three Double Bedrooms
- Driveway Parking
- Rear Garden & Garage
- No Forward Chain

Situated within a popular residential area of Cleethorpes, this three bedroom semi-detached bungalow offers accommodation arranged over two floors, with two bedrooms and a shower room on the ground floor and a further double bedroom to the first floor.

The ground floor also includes a lounge and kitchen diner, offering the opportunity and scope, for a purchaser to update and personalise the accommodation.

Externally, there is driveway parking to the front, with a rear garden and garage.

The property is conveniently located close to local amenities and a short distance from Cleethorpes town centre and seafront. Offered for sale with no forward chain.



LOUNGE
13'10" x 10'9" (4.24 x 3.28)

KITCHEN
15'8" x 7'9" (4.80 x 2.37)

SHOWER ROOM
9'8" x 5'3" (2.96 x 1.62)

BEDROOM 1
12'5" x 11'2" (3.79 x 3.42)

BEDROOM 2
12'10" x 8'3" (3.93 x 2.52)

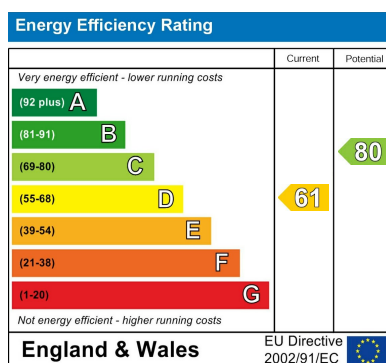
FIRST FLOOR

BEDROOM 3
12'4" x 9'4" (3.76 x 2.86)

TENURE
FREEHOLD

COUNCIL TAX
B





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