



9 Dugard Road, Cleethorpes, DN35 7SD
£150,000

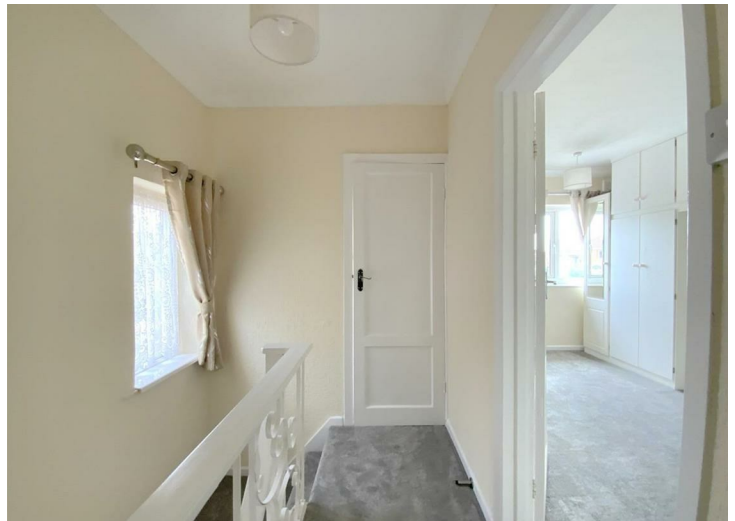
Key Features:

- Three Bedroom Semi Detached Home
- Popular Residential Location
- Spacious & Versatile Accommodation
- Two Reception Rooms
- Large Conservatory
- Driveway Parking & Detached Garage
- No Forward Chain

This three bedroom semi detached home is offered for sale with no forward chain and presents an excellent opportunity for a wide range of buyers. Well maintained throughout, the property offers spacious and versatile accommodation, complemented by established gardens, a detached garage and ample gated driveway parking.

The accommodation comprises a side entrance hall, a generous bay fronted lounge, separate dining room and kitchen. To the rear, a spacious lean-to conservatory provides an additional reception area overlooking the garden. To the first floor are three bedrooms, including two good sized double bedrooms with fitted wardrobes, together with the family bathroom and a separate WC.

Ideally positioned between Grimsby and Cleethorpes, the property is well placed for easy access to Cleethorpes seafront, along with a wide range of local amenities, shops, schools and transport links, offering an excellent balance of convenience and coastal living.



LOUNGE
16'9" x 15'5" (5.11 x 4.70)
Measured at widest point

KITCHEN
13'3" x 8'2" (4.04 x 2.51)

DINING ROOM
12'0" x 8'6" (3.68 x 2.60)

CONSERVATORY
15'8" x 9'7" (4.78 x 2.94)

FIRST FLOOR

BEDROOM 1
13'10" x 8'11" (4.24 x 2.74)

BEDROOM 2
12'1" x 9'1" (3.69 x 2.77)

BEDROOM 3
9'8" x 6'0" (2.96 x 1.85)

BATHROOM
5'11" x 5'10" (1.81 x 1.78)

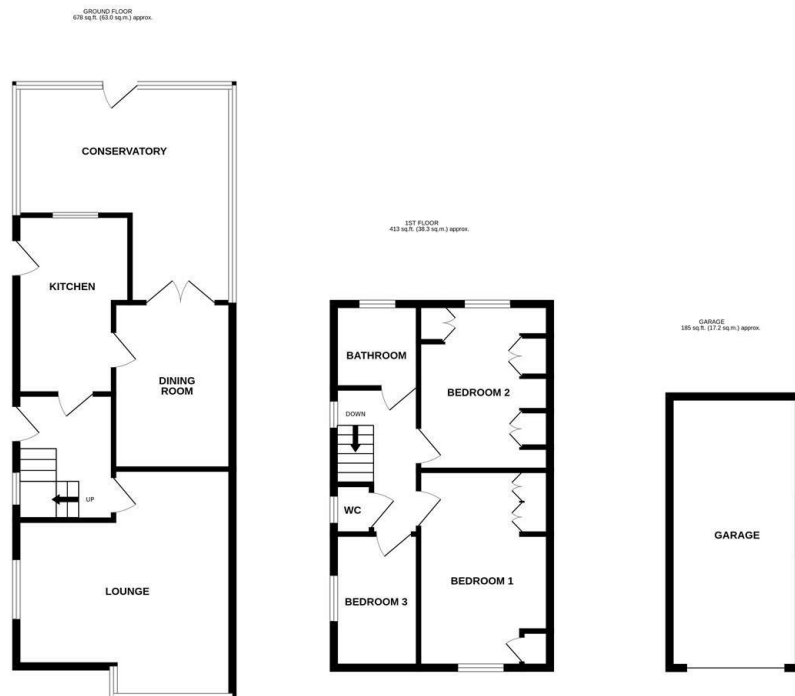
W/C
4'6" x 2'3" (1.38 x 0.70)

GARAGE
20'1" x 8'11" (6.13 x 2.74)

TENURE
FREEHOLD

COUNCIL TAX BAND
B

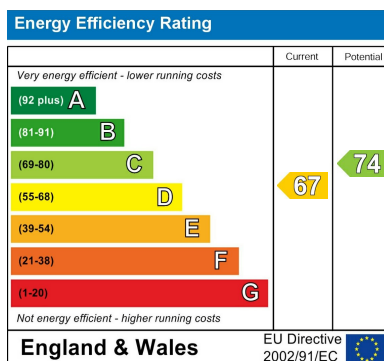




TOTAL FLOOR AREA : 1276 sq.ft. (118.6 sq.m.) approx.

Whilst 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 services, 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