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Waldorf Road

Cleethorpes
DN35 0QD

Offers in the Region Of £258,000

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Property Introduction
Crofts are delighted to present to the market this attractive three-bedroom detached bungalow, offered for sale with no forward chain for ease of purchase. Occupying a pleasant position within this highly desirable residential area of Cleethorpes, the property is ideally placed for a range of local amenities, excellent transport links, and is just a short distance from the seafront and promenade. Benefiting from gas central heating and uPVC double glazing throughout, the well-maintained accommodation briefly comprises an entrance hallway, a spacious and well-proportioned living room, inner hallway, breakfast kitchen, bathroom, and three versatile bedrooms, ideal for those seeking single-storey living without compromising on space. Externally, the bungalow enjoys attractive front and rear gardens, providing excellent outdoor space to relax and entertain. A driveway offers ample off-road parking and leads to a detached storage garage. Detached bungalows in this established and sought-after location rarely remain on the market for long, making early viewing highly recommended to fully appreciate the accommodation and lifestyle opportunity on offer.

Entrance Hallway
Offering entry door to the front elevation with adjoining glazed panels. Useful storage cupboard. Dado rail to the walls and coving to the ceiling.

Lounge
17' 0" x 12' 0" (5.19m x 3.66m)
A well proportioned lounge with uPVC double glazed window to the front and two further double glazed windows to the side. Coving to the ceiling. Central heating radiator. A focal of the room is created by the brick chimney breast with arched recess.

Inner Hallway
Offering loft access and storage cupboard.

Kitchen/Breakfast Room
11' 5" x 11' 4" (3.48m x 3.46m)
The kitchen offers a uPVC double glazed window to the front elevation, along with a side entry door. The kitchen offers an excellent array of modern fitted wall and base units with contrasting work surfacing and breakfast bar area. Integrated four ring gas hob with extractor and glass splashback wall guard. Integrated eye level double oven. Plumbing for a washing machine. Column radiator.

Bathroom
6' 1" x 6' 1" (1.85m x 1.85m)
The bathroom is fitted with a P-shaped shower bath with screen and power shower over, pedestal wash hand basin and w.c fittd into a storage unit. Tiling to the walls. Chrome effect central heating towel radiator.

Bedroom One
11' 5" x 10' 7" (3.48m x 3.23m)
Having uPVC double glazed French doors to the rear elevation, the first of the double bedrooms has fitted wardrobes, overhead storage and bedside drawer units. Column radiator.

Bedroom Two
10' 10" x 9' 7" (3.29m x 2.93m)
uPVC double glazed window to the side elevation. Fitted wardrobes. Coving to the ceiling. Central heating radiator.

Bedroom Three
7' 7" x 7' 2" (2.30m x 2.18m)
uPVC double glazed window to the side. Central heating radiator.

Outside
The property benefits from gardens to the front and rear elevations with the front garden having driveway and the rear enjoying a good degree of privacy and having a raised decked area, artificial lawn and a paved patio area.

Garage
The garage offers internal light and power points, along with a side personal door.

Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

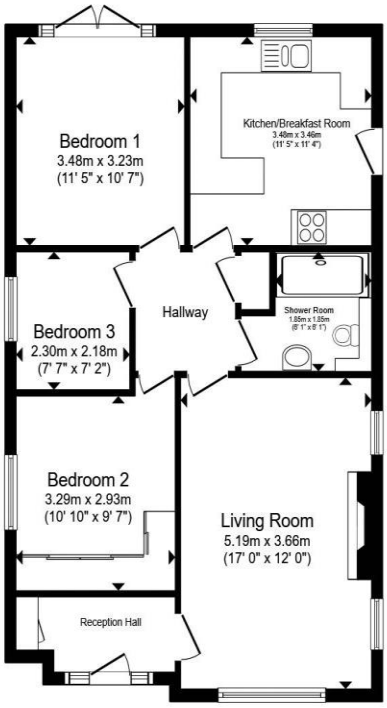
Council Tax Information
Band C: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Free Valuations
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Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Total floor area 72.9 m² (784 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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