



**4 Minshull Road, Cleethorpes, DN35 0DX**  
**£175,000**

## Key Features:

- Three Bedroom Semi-Detached Bungalow
- Highly Sought After Residential Location
- Short Walking Distance to the Seafront
- Three Versatile Double Bedrooms
- Spacious Rear Aspect Living Room
- Dining Kitchen
- Private South West Facing Rear Garden
- Driveway Parking & Integral Garage
- No Forward Chain

Situated in a highly sought-after residential area of Cleethorpes, this two/three semi-detached bungalow is ideally placed for local amenities, nearby parks, and is just a short walk from the seafront and promenade.

The accommodation is well-proportioned throughout and features a spacious rear aspect living room, dining kitchen, bathroom, and three versatile double bedrooms, one of which is currently used as a dining room.

Externally, the property sits within established lawned gardens, enjoying a south-west facing rear aspect and excellent privacy. The driveway to the front provides access to the integral garage. The bungalow offers superb scope for modernisation and improvement, making it an exciting opportunity for those looking to create a home to their own specification, in this well regarded and convenient location. Offered for sale with no forward chain.



**LIVING ROOM**

16'0" x 13'5" (4.88 x 4.11)

**DINING KITCHEN**

11'8" x 11'4" (3.58 x 3.47)

**BATHROOM**

8'0" x 6'6" (2.44 x 2.00)

**BEDROOM 1**

12'8" x 10'8" (3.87 x 3.27)

**BEDROOM 2**

11'4" x 9'11" (3.46 x 3.04)

**DINING ROOM/BEDROOM 3**

12'9" x 9'2" (3.90 x 2.81)

**TENURE**

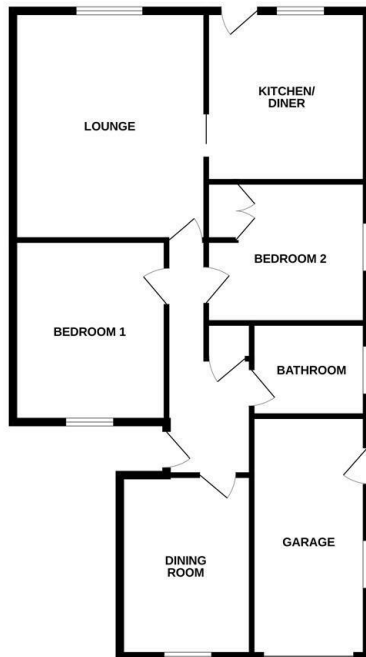
FREEHOLD

**COUNCIL TAX**

B

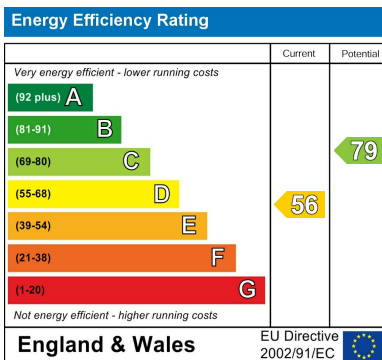


GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq ft (91.1 sq.m) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, 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 quantity 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

