



**87 Westbury Road, Cleethorpes, DN35 0QJ**  
**£190,000**

## Key Features:

- Two Bedroom Detached Bungalow
- Cleethorpes/Humberston Border
- Popular Area Close to the Seafront
- Spacious Lounge
- Modern Kitchen
- Generous Rear Garden
- Driveway Parking
- No Forward Chain

Situated within a highly regarded residential area of Cleethorpes, this two bedroom detached bungalow offers comfortable single story living, ideal for those looking to retire by the coast. Conveniently located a short distance from the seafront, a wide range of local attractions and leisure facilities.

Well maintained throughout, the accommodation comprises an entrance hall, a spacious rear aspect lounge, a modern fitted kitchen, bathroom and two bedrooms, the second offering flexibility for use as a dining room. The home also benefits from the recent installation of a gas central heating boiler.

Externally, the property enjoys a generously sized rear garden, providing a private outdoor space, along with driveway parking at the front. Offered for sale with no forward chain.



### **ENTRANCE HALL**

Accessed via a front entrance porch, leading into a central hallway with built-in storage cupboard.

### **LOUNGE**

14'10" x 13'9" (4.53 x 4.21)

A rear facing lounge, with fireplace incorporating an electric fire.

### **KITCHEN**

14'10" x 8'7" (4.54 x 2.64)

Fitted with a range of modern shaker style units, worktops inset with a stainless-steel sink, built-in oven, electric hob and space for further appliances. Unit housing the gas central heating boiler. Side entrance door.

### **BEDROOM 1**

12'0" x 10'0" (3.67 x 3.05)

Front aspect main bedroom.

### **BEDROOM 2/DINING ROOM**

12'0" x 8'9" (3.66 x 2.67)

A second front aspect bedroom, offering flexibility of use.

### **BATHROOM**

9'11" x 5'11" (3.03 x 1.81)

Fitted with a pedestal basin, WC, and panelled bath with electric shower over. Access to the loft.

### **TENURE**

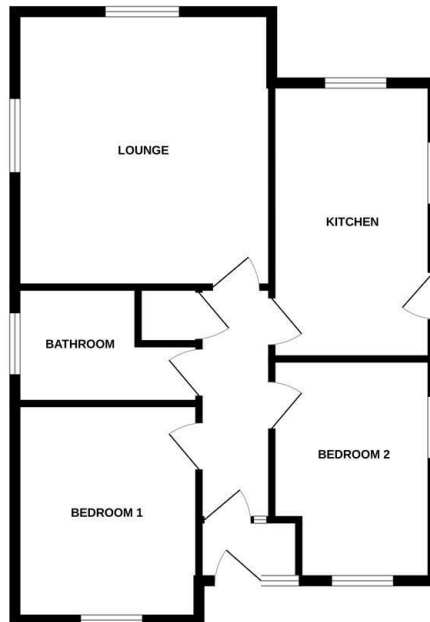
FREEHOLD

### **COUNCIL TAX**

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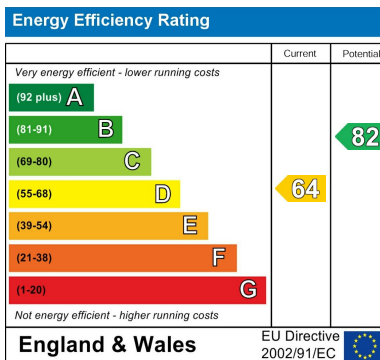


GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 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. Made with MetreXr C2020.



## 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

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