



7 Wesley Crescent Cleethorpes, North East Lincolnshire DN35 0JS

Located close to Chichester Road, in this popular residential area within access of the beach and all of its excellent facilities, is this spacious TWO BEDROOM SEMI DETACHED BUNGALOW which is being sold with no forward chain. The accommodation includes: L shaped entrance hall, good sized lounge, kitchen/breakfast room, two double bedrooms and a shower room/wc. Gas central heating system. Double glazing. Detached garage, summer house and greenhouse. Front and rear gardens. EARLY VIEWING RECOMMENDED.

£179,950

- POPULAR RESIDENTIAL LOCATION
- SEMI DETACHED BUNGALOW
- LOUNGE
- FITTED KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED GARAGE
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

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L SHAPED ENTRANCE HALL

Approached via a double glazed entrance door having a matching side panel, radiator and useful cloaks cupboard. The gas fired boiler is situated in the false roof.



LOUNGE (FRONT)

17'11" x 11'7" (5.47 x 3.55)

This spacious formal lounge has a double glazed window to the front elevation plus two smaller double glazed windows either side of the white painted Adam style fire surround which is inset with a living flame gas fire. Two radiators and coving to ceiling.



KITCHEN/BREAKFAST ROOM

10'11" x 10'10" (3.33 x 3.32)

Fitted with a range of hand painted grey base and wall units having contrasting marble effect work surfaces inset with a stainless steel sink unit and space beneath for washing machine etc.. Included in the sale is the slot in cooker. Double glazed window and door. Radiator. Ample space for a small breakfast table and chairs. Tiled flooring.



KITCHEN/BREAKFAST ROOM



BEDROOM 1 (REAR)

14'6" x 10'4" (4.44 x 3.17)

Having a double glazed window to the front elevation and radiator.



BEDROOM 2 (REAR)

11'10" x 10'5" (3.63 x 3.18)

Double glazing window and radiator.



SHOWER ROOM/WC

7'10" x 5'10" (2.41 x 1.78)

Fitted with a modern shower cubicle including an electric shower, a glass screen and water proof wall boarding, plus a pedestal wash hand basin and a low flush wc. The remainder of the walls are tiled to dado height. Double glazed window and radiator.



OUTSIDE



DETACHED GARAGE

22'8" x 9'9" (6.91 x 2.99)

With an up and over door to the front and a personal door to the side. Light and power.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a small brick wall having a concreted driveway leading through the attached car port to the garage at the rear, this garden is lawn having mature borders of bushes and shrubbery. The enclosed rear garden is divided in two areas with the first part situated close to the bungalow being lawned inset with a circular decorative paved patio. The rear part of the garden is separated by an ornamental wall and is paved for ease of maintenance, this area houses the timber summer house and the greenhouse.



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

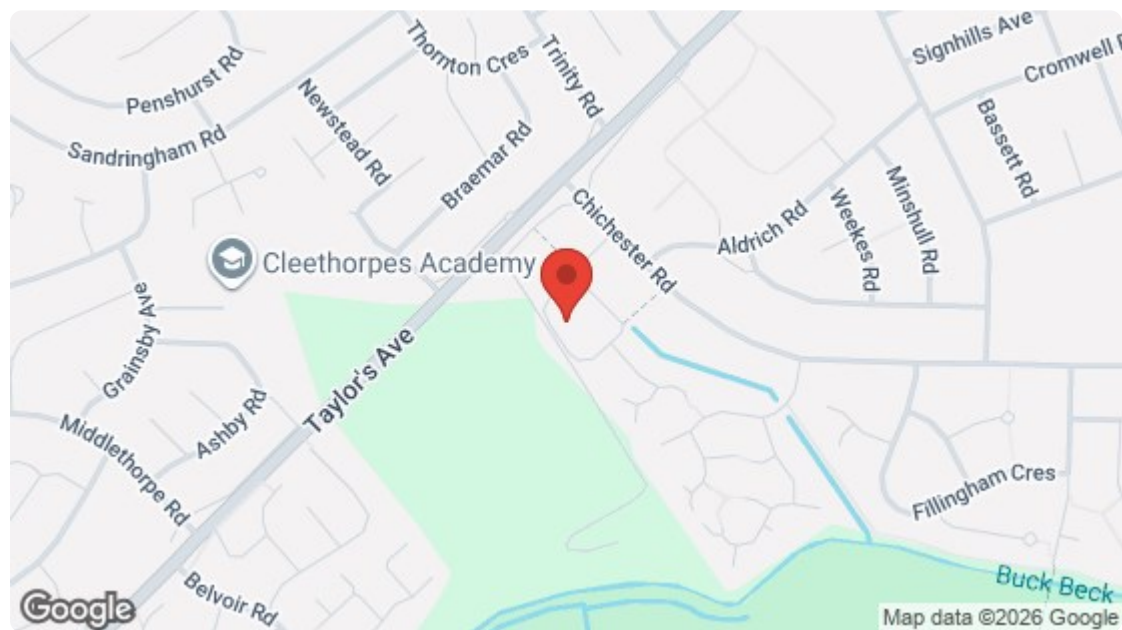
EPC - D

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.