



## 6 Cridling Place Cleethorpes, North East Lincolnshire DN35 9ER

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW situated just off Sandringham Road enjoying a cul de sac position, close to all local amenities, good bus route and with in easy access of Cleethorpes town centre. The property benefits from gas central heating and uPVC double glazing and is in need of general updating with the accommodation comprising of; Entrance hall, kitchen, lounge, conservatory, two double bedrooms and shower room. Having well maintained gardens with a driveway for off road parking leading to the garage and a southerly facing rear garden with fenced boundaries and sun terrace. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £144,950**

- CLEETHORPES LOCATION
- SEMI DETACHED BUNGALOW
- KITCHEN
- LOUNGE
- CONSERVATORY
- TWO BEDROOMS
- SHOWER ROOM
- SOUTHERLY FACING REAR GARDEN WITH TERRACE
- GARAGE & OFF ROAD PARKING
- 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.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Access via a glazed uPVC door with side light window leading into the hallway.



### HALLWAY

Having coving to the ceiling, carpeted flooring and radiator. Door leading to the garage.



### KITCHEN

10'0" x 9'10" (3.06 x 3.01)

The kitchen benefits from a range of beech fronted wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob with stainless steel chimney style extractor hood above and double electric oven beneath. Integrated fridge and dishwasher. Finished with tiled effect vinyl flooring, radiator, uPVC double glazed window to the rear aspect and a uPVC double glazed door leading to the garden.



### KITCHEN



## KITCHEN



## LOUNGE

15'4" x 10'0" (4.69 x 3.05)

The lounge is to the rear of the property and features a wooden fire surround with marble hearth and back with inset electric fire, finished with carpeted flooring and uPVC French doors with side light panels leading to the conservatory.



## LOUNGE



## CONSERVATORY

9'4" x 9'3" (2.87 x 2.83)

The conservatory has wood effect laminate flooring and is brick base with uPVC double glazed windows and French doors leading to the sun terrace.



## CONSERVATORY



## TERRACE

Accessed from the conservatory this pleasant addition adds an extra seating area to enjoy a summer evening with feature wrought iron railing.



## BEDROOM ONE

13'0" x 10'5" (3.98 x 3.18)

The first double bedroom is to the front of the property with a uPVC double glazed bow window and two side light windows, coving to the ceiling, carpeted flooring, radiator and a range of built in wardrobes with matching drawers.



## BEDROOM ONE



## BEDROOM TWO

10'5" x 9'11" (3.19 x 3.04)

The second double bedroom has a uPVC double glazed window to the side aspect, carpeted flooring and radiator.



## SHOWER/WET ROOM

6'4" x 5'5" (1.94 x 1.67)

The shower/wet room benefits from a white two piece suite with walk in shower and glazed screens, Aqua style panelling to the splashbacks, low flush wc and floating hand wash basin, having part tiled walls, tiled wet room style flooring, heated towel rail and a uPVC double glazed window to the rear aspect.



## OUTSIDE

### THE GARDENS

The property sits away from the road with a mixture of low walled and fenced boundaries with double wrought iron access gates leading to the red brick paved driveway which provides ample off road parking and leads on to the garage, and front entrance with wooden covered porch. The front garden is laid to lawn with mature planting to the borders. The southerly facing rear garden is of low maintenance with paved and shingle seating area having a decorative wall dividing them, planting area, two timber sheds, green house and fenced boundaries. Continued red brick paved pathway leading to the side of the property and a wooden gate leading to the front garden.



## THE GARDENS



## THE GARDENS



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

## TENURE - FREEHOLD

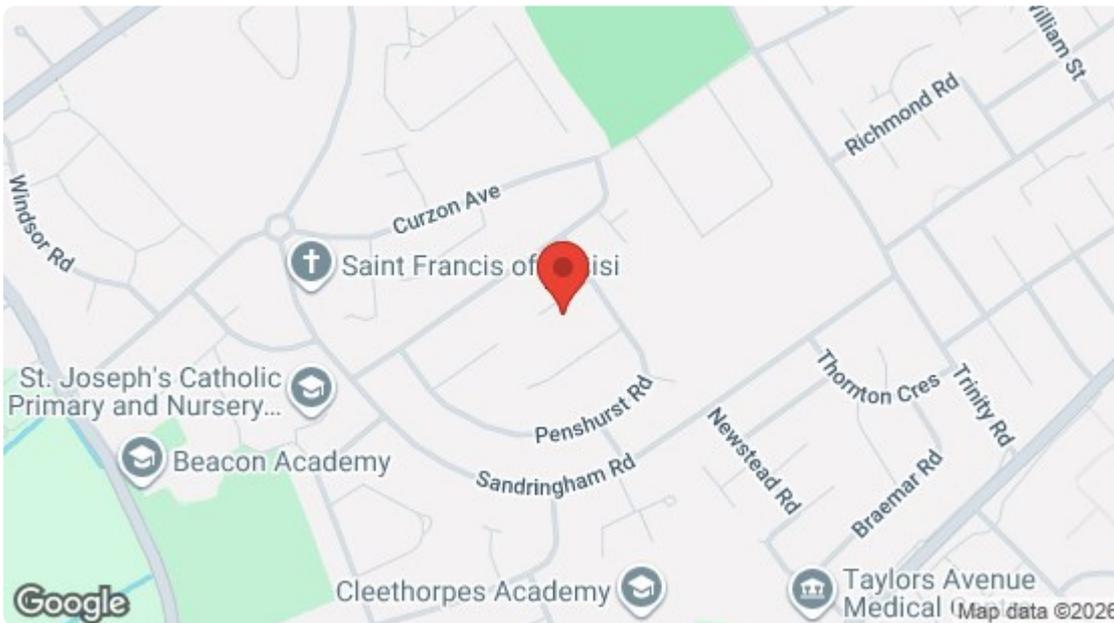
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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

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 firm's 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.