Joy Walker

ESTATE AGENTS



3 Westbury Park

Cleethorpes, North East Lincolnshire DN35 0QT

Located in this small cul de sac off Westbury Road is this very attractive TWO/THREE BEDROOM DETACHED BUNGALOW which stands in WEST facing gardens. The property is being sold with carpets, curtains, blinds and light fittings with accommodation including: Entrance hall, good sized lounge, dining room (formerly bedroom 3), conservatory, two bedrooms and a modern shower room/wc. Gas central heating system. Double glazing. Integral garage. Open plan front garden plus an enclosed rear garden. NO FOWARD CHAIN.

- ATTRACTIVE DETACHED BUNGALOW
- WEST FACING REAR GARDEN
- 2/3 RECEPTION ROOMS
- 2/3 BEDROOMS
- FITTED KITCHEN
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- INTEGRAL GARAGE
- CUL DE SAC POSITION
- NO CHAIN







£285,000

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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

ENTRANCE HALL
Approached via a double glazed entrance door this entrance hall has coving to ceiling, radiator and access to the loft, which houses the gas fired boiler (which is serviced annually on a British Gas plan). Useful walk in cupboard.

LOUNGE (FRONT)
17'8" x 11'10" (5.39 x 3.63)
This excellent sized lounge has a double glazed walk in bay window to the front elevation plus a smaller double glazed window to the side, radiator and coving to ceiling. The focal point of this room is the modern white fire surround which is inset with an electric fire.



LOUNGE



KITCHEN
12'9" x 9'8" (3.9 x 2.97)
Fitted with a range of cream base and wall cupboards incorporating an electric oven and hob which has an extractor chimney above together with an integrated washing machine. The contrasting black work surfaces are inset with a matching black sink which has tiled splash backs above. Double glazed window and door. Vinyl flooring. Inset spot lights to ceiling.



KITCHEN



UTILITY LEAN TO

6'11" x 6'6" (2.12 x 2)

Having double glazed windows and doors this useful utility area is ideal for additional storage and could house a fridge/freezer.

DINING ROOM

8'9" x 10'5" (2.67 x 3.19)

Formerly the third bedroom, this dining room has laminate flooring and radiator together with bi folding doors which leads into the conservatory.



CONSERVATORY

12'1" x 8'10" (3.69 x 2.70)

This useful addition to the bungalow having double glazed windows and doors together with a vaulted double glazed ceiling having made to measure blinds. Laminate flooring and radiator.



BEDROOM 1

12'6" x 9'7" (3.82 x 2.94)

Double glazed window to the side elevation and radiator.



BEDROOM 1



BEDROOM 2

12'6" x 9'1" (3.82 x 2.79)

Double glazed window and radiator.



SHOWER ROOM/WC

5'7" x 7'1" (1.71 x 2.18)

This contemporary styled shower room is fitted with a walk in shower cubicle having a glass fronted screen, a wall hung vanity unit and a low flush wc. Heated towel rail. Complementary tiled walls. Inset spot lights to ceiling.



OUTSIDE



INTEGRAL GARAGE

16'4" x 9'2" (4.98 x 2.8)

Electric door to the front, personal uPVC door to the rear. Light and power.

THE GARDENS

The property stands at the end of the cul de sac in both front and rear gardens, the open plan fore garden is mainly lawned with a wide driveway providing off road parking which in turn leads to garage. The enclosed WEST facing rear garden is paved for ease of maintainence and included in the sale is this timber summerhouse which stands on a timber decked area.



THE GARDENS



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

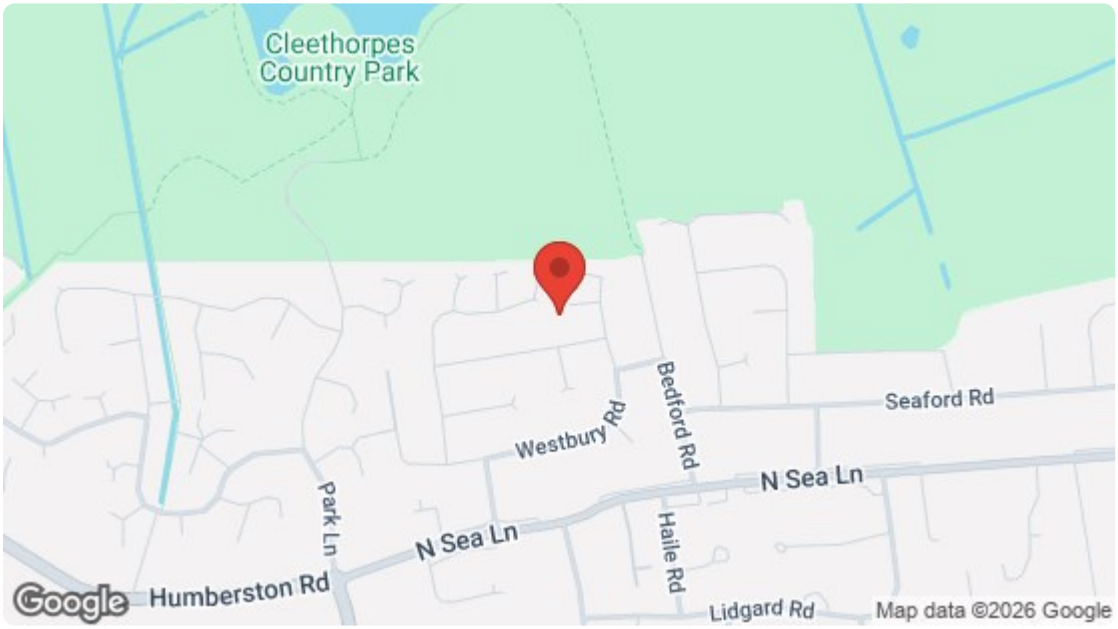
Council Tax Band - C
EPC -

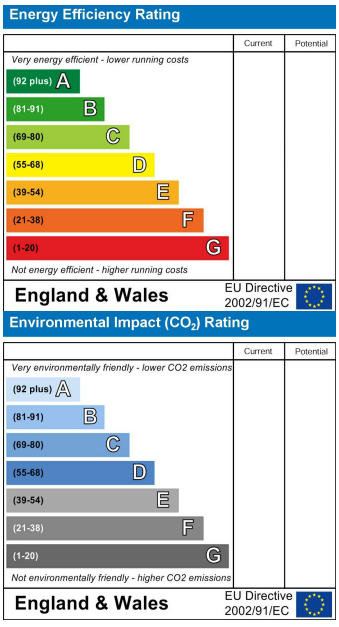
VIEWING ARRANGEMENTS

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





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.