ARGYLE
ESTATE AGENTS

13 Hawerby Road, Laceby, DN37 7AZ
£140,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Three Bedroom Semi Detached Home
- Refurbishment Opportunity
- Popular Laceby Village Location
- Spacious Lounge & Kitchen
- Ground floor WC & First Floor Bathroom
- No Forward Chain

Situated within the popular village of Laceby, this bay fronted semi-detached home offers an excellent opportunity for refurbishment and personalisation.
The accommodation comprises an entrance hall, lounge, kitchen and ground floor cloakroom/WC. To the first floor are two double bedrooms, a further single bedroom and the family bathroom.
Outside, the property has a driveway providing off-road parking, together with a rear garden and garage. The garden enjoys a pleasant position and is not directly overlooked.
The property represents an excellent opportunity for buyers seeking a project in an established village location, with Laceby offering a range of local amenities and convenient access to Grimsby and the surrounding area. Offered for sale with no forward chain.

LOUNGE
12'4" x 11'8" (3.77 x 3.57)

KITCHEN
15'6" x 10'0" (4.73 x 3.05)

CLOAK/WC
5'8" x 2'6" (1.73 x 0.77)

BEDROOM 1
11'8" x 9'5" (3.58 x 2.89)

BEDROOM 2
12'0" x 10'9" (3.67 x 3.29)

BEDROOM 3
8'9" x 6'10" (2.68 x 2.09)

BATHROOM
7'5" x 4'10" (2.28 x 1.48)

TENURE
FREEHOLD

COUNCIL TAX
B

TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

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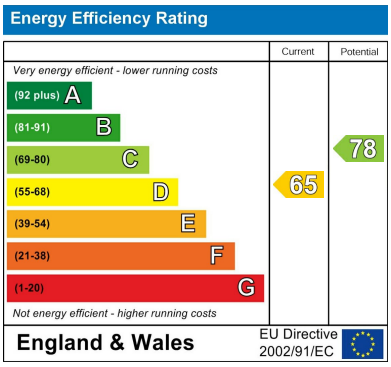

Viewing

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 confirrmed 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.

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