ARGYLE
ESTATE AGENTS







63 Freeston Street, Cleethorpes, DN35 7NX
£90,000

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

Key Features:

- Mid Terrace Property
- Refurbishment Opportunity
- Open Plan Lounge/Dining Room
- Kitchen & Ground Floor Shower Room
- Three Good Sized Bedrooms
- Low Maintenance Rear Garden
- No Forward Chain



Offering an excellent opportunity for any purchaser looking to put their own stamp on a property, this three-bedroom mid-terrace home is situated in an established residential area of Cleethorpes.
The ground floor features an open plan lounge and dining room, offering a versatile space for everyday living, with the kitchen situated to the rear. An entrance lobby leads off the kitchen and through to the ground floor shower room.
To the first floor are three bedrooms, offering further scope for personalisation. Externally, the rear garden has been paved to create a low maintenance outdoor area.
Offered for sale with No Forward Chain.











LOUNGE/DINING ROOM
26'9" x 10'2" (8.17 x 3.10)

KITCHEN
12'7" x 7'8" (3.85 x 2.36)

SHOWER ROOM
7'4" x 5'11" (2.24 x 1.82)

FIRST FLOOR

BEDROOM 1
13'2" x 10'11" (4.03 x 3.35)

BEDROOM 2
12'11" x 7'9" (3.95 x 2.38)

BEDROOM 3
12'2" x 7'11" (3.72 x 2.43)

TENURE
FREEHOLD

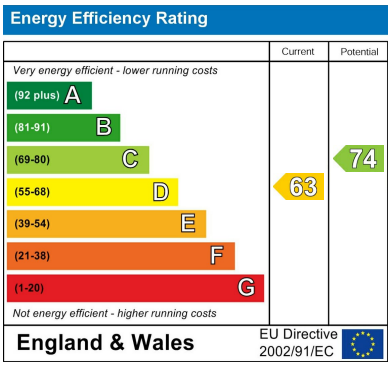
COUNCIL TAX
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Viewing

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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

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