ARGYLE
ESTATE AGENTS







74 Peaksfield Avenue, Grimsby, DN32 9QG
£90,000

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

Key Features:

- Traditional Mid Terrace Property
- Deceptively Spacious
- Three Bedrooms
- Three Reception Rooms
- Substantial Detached Garage/Workshop
- No Forward Chain



Situated in an established residential area of Grimsby, this three-bedroom mid-terrace property offers a versatile layout, with three reception areas to the ground floor and the added advantage of a substantial detached garage.
The ground floor accommodation comprises a front-facing lounge, a separate dining room and a fitted kitchen, leading through to a utility area. To the rear of the property is an additional sitting room or study, featuring French doors opening directly onto the garden. This versatile space offers flexibility for a variety of uses, whether as a further reception room, home office or quiet retreat.
To the first floor are two double bedrooms, both with ample fitted storage, together with a third bedroom and a modern family bathroom.
Outside, the rear garden is low maintenance, with a substantial detached garage offering excellent additional space. The garage has access from both sides, with vehicular access via Torrington Street, and is fitted with an electrically operated roller door.
The property enjoys a convenient location, with easy access to both Grimsby and Cleethorpes town centres.
Offered for sale with No Forward Chain.











LOUNGE
13'4" x 10'6" (4.07 x 3.22)

DINING ROOM
13'1" x 10'9" (4.00 x 3.28)

KITCHEN
9'11" x 8'3" (3.03 x 2.54)

UTILITY AREA
8'5" x 3'3" (2.57 x 1.00)

SITTING ROOM/STUDY
8'4" x 6'6" (2.56 x 2.00)

FIRST FLOOR

BEDROOM 1
14'1" x 11'1" (4.30 x 3.38)

BEDROOM 2
13'1" x 8'9" (4.00 x 2.69)

BEDROOM 3
8'5" x 8'1" (2.57 x 2.47)

BATHROOM
8'5" x 5'2" (2.57 x 1.60)

GARAGE
22'0" x 13'9" (6.72 x 4.21)

TENURE
FREEHOLD

COUNCIL TAX





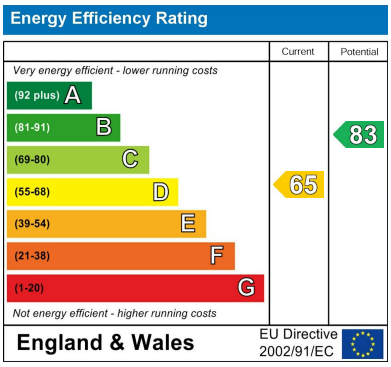






TOTAL FLOOR AREA : 1369 sq.ft. (127.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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