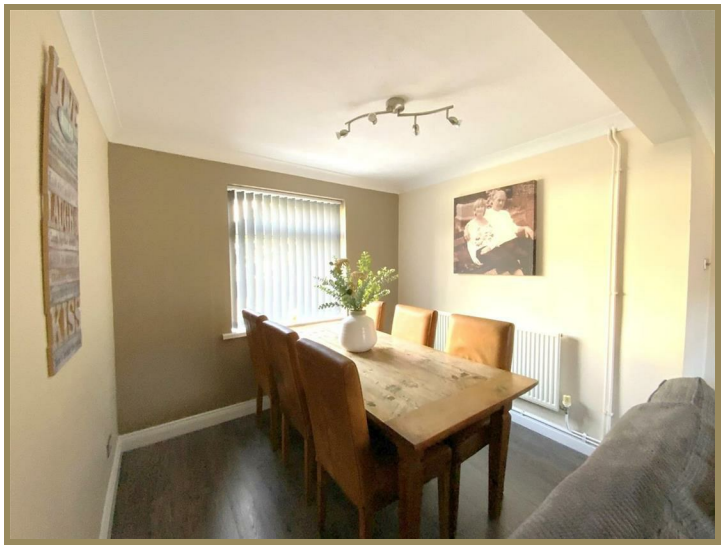
ARGYLE
ESTATE AGENTS







167 Willingham Street, Grimsby, DN32 9PT
£120,000

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

Key Features:

- Three Bedroom Mid Terrace Home
- Established Area Close to the Town Centre
- Well Presented Accommodation
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen & Bathroom
- Good Sized Low Maintenance Gardens
- Driveway Parking & Garage



Situated in an established residential area within close proximity to the town centre, this superbly maintained mid terrace property offers an appealing home, with well-proportioned living space and a smart, modern finish throughout.
Well presented, the accommodation comprises an entrance porch and hallway, leading through to a spacious dual aspect lounge/dining room, offering ample space for both relaxing and dining. The modern fitted kitchen is located to the rear, with wood-effect laminate flooring continuing throughout the ground floor.
To the first floor are three bedrooms, including the main bedroom featuring modern built-in wardrobes, alongside a bathroom fitted with a shower over the bath.
The property also benefits from a recently installed gas central heating boiler, fitted just last year. Outside, there is a good-sized, low-maintenance rear garden, together with driveway parking and an attached garage.











LOUNGE/DINING ROOM
20'4" x 12'10" (6.22 x 3.93)

KITCHEN
9'9" x 7'7" (2.98 x 2.32)

BEDROOM 1
12'4" x 9'10" (3.77 x 3.00)

BEDROOM 2
11'9" x 7'9" (3.59 x 2.38)

BEDROOM 3
9'4" x 6'3" (2.85 x 1.93)

BATHROOM
7'3" x 5'5" (2.23 x 1.67)

TENURE
FREEHOLD

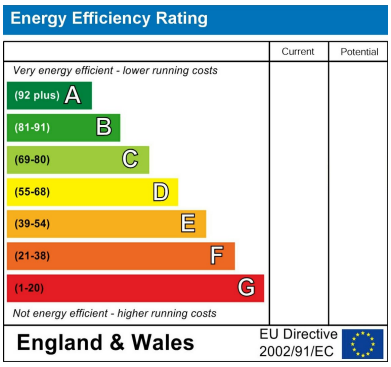
COUNCIL TAX BAND
A











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