ARGYLE
ESTATE AGENTS

86 Penshurst Road, Cleethorpes, North East Lincolnshire, DN35 9EN
£180,000

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

Key Features:

- Three Bedroom Semi Detached Home
- Popular Residential Location
- Bay Fronted Lounge
- Kitchen/Dining Room
- Sun Room
- Modern Family Bathroom
- Versatile Garden Room
- Driveway Parking & Detached Garage
- NO FORWARD CHAIN

Situated within a popular residential area, this three bedroom semi detached home offers well proportioned living space throughout, with a practical layout suited to a variety of buyers.
The accommodation comprises a bay fronted lounge featuring a living flame gas fire, together with a spacious kitchen/dining room which opens into a sun room, creating a sociable living and entertaining space. The kitchen is fitted with modern base units and benefits from a separate utility room providing space and plumbing for laundry appliances.
To the first floor are two double bedrooms, a further single bedroom and a family bathroom fitted with a shower over the bath.
Outside, the property benefits from a driveway providing off-road parking for two vehicles, along with a pleasant rear garden. A range of outbuildings include a detached garage, large shed and a garden room offering a variety of potential uses.
The property is conveniently located close to a range of local amenities, well-regarded primary and secondary schools, and is within easy reach of the town centre and seafront.

ENTRANCE HALL
10'0" x 5'3" (3.07 x 1.61)

KITCHEN/DINING ROOM
19'0" x 9'10" (5.80 x 3.01)

SUN ROOM
11'0" x 6'6" (3.37 x 2.00)

UTILITY
6'6" x 6'1" (2.00 x 1.86)

LOUNGE
12'1" x 10'3" (3.69 x 3.13)

FIRST FLOOR

BEDROOM 1
10'4" x 10'0" (3.15 x 3.06)

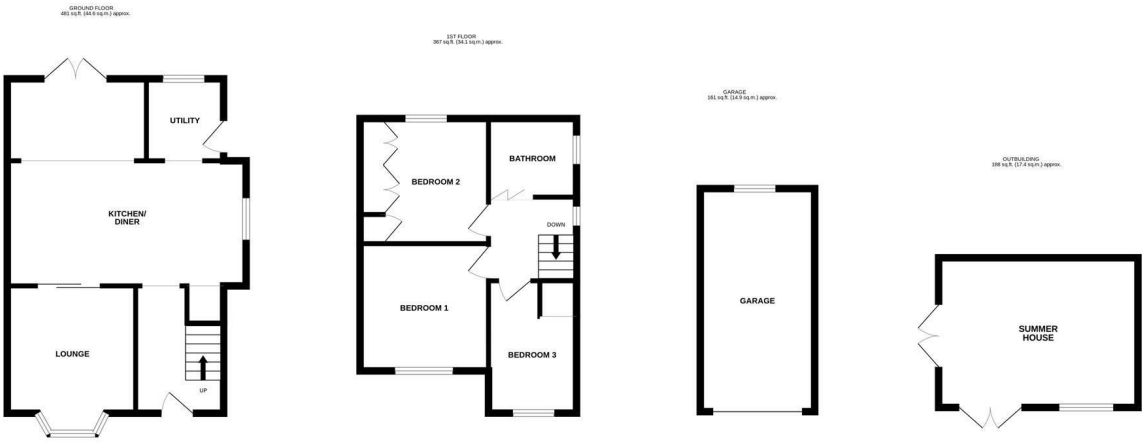
BEDROOM 2
10'0" x 10'0" (3.06 x 3.06)

BEDROOM 3
5'6" x 3'8" (1.68 x 1.14)

BATHROOM
6'1" x 5'4" (1.86 x 1.63)

TENURE
Freehold

COUNCIL TAX BAND
B



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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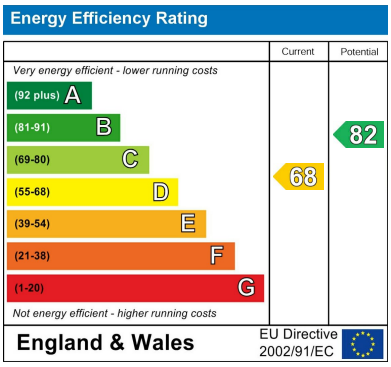

Viewing

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.

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