

# ARGYLE

ESTATE AGENTS



**175 Daubney Street, Cleethorpes DN35 7NT**  
**£95,000**



## Key Features:

- Three Bedroom Mid Terrace
- Well Maintained Accommodation
- Open Plan Lounge/Dining Room
- Downstairs Wet Room
- First Floor W.C
- Low Maintenance Gardens

A well maintained Three Bedroom Mid Terraced Home located in this established area close to Brereton Avenue, with easy access to Cleethorpes Town Centre and Seafront. The accommodation offers an open plan Lounge/Dining Room, Kitchen, Downstairs Wet Room, and first floor with Three Bedrooms, including Two Doubles and a Third Bedroom with an En-Suite W.C. Set in Low Maintenance Gardens.



### ENTRANCE PORCH

Front entrance to the property with inner door to the hallway.

### HALLWAY

With radiator and staircase to the first floor.

### LOUNGE

4.24 X 3.09 (13'11" X 10'2")

A bay fronted lounge with decorative fireplace incorporating an inset gas fire. Radiator, and archway to:-

### DINING ROOM

4.33 X 3.12 (14'2" X 10'3")

With double doors to the rear garden, radiator and understairs storage cupboard.

### KITCHEN

3.98 X 2.50 (13'1" X 8'2")

Fitted with a range of white units, and work surfaces incorporating a breakfast bar. Stainless steel sink/drainer, plumbing for a washing machine and further appliance space. Unit housing the gas central heating boiler. Double glazed window to side aspect.

### REAR ENTRANCE LOBBY

Rear entrance to the property, with radiator and utility cupboard having space for a fridge/freezer.

### WET ROOM

2.35 X 1.81 (7'9" X 5'11")

Comprising of a wash basin, w.c, and shower. With non-slip flooring, radiator and an obscure glazed window to the rear.

### FIRST FLOOR LANDING

With loft access.

### BEDROOM 1

4.14 X 3.44 (13'7" X 11'3")

With a double glazed window to front aspect, and radiator.

### BEDROOM 2

4.12 X 2.68 (13'6" X 8'10")

A second double bedroom, with a double glazed window to rear aspect, and radiator.

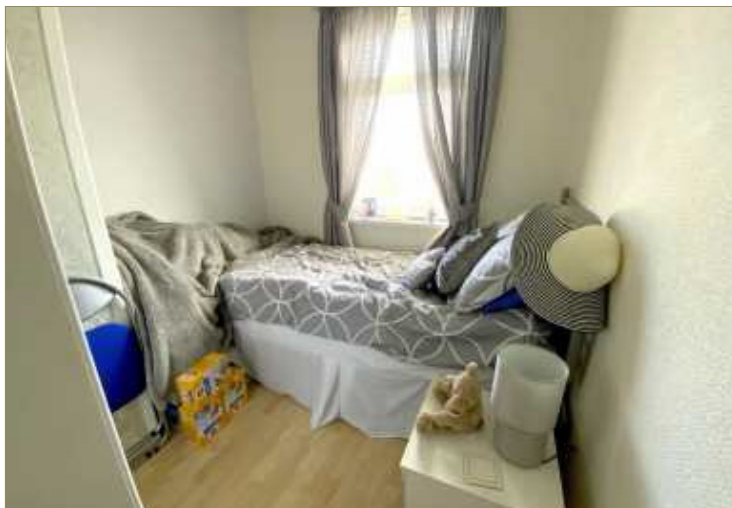
### BEDROOM 3

3.64 X 2.53 (11'11" X 8'4")

With a double glazed window to rear aspect, radiator, and incorporating a w.c with hand basin.

### OUTSIDE

On approach to the property is a paved foregarden, and to the rear is an attractively maintained garden with a paved patio and artificial lawn. Shed, and gated access to the passageway.





#### VIEWINGS

By Appointment Only

#### TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed 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 verify that they are in working order, or fit for their intended purpose. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

