

ARGYLE

ESTATE AGENTS



80 Blundell Avenue, Cleethorpes DN35 7PT
£110,000

Key Features:

- Extended Four Bedroom Mid Terrace
- Deceptively Spacious Accommodation
- Open Plan Lounge/Dining Room
- Modern Kitchen Diner
- Downstairs Cloak/WC
- Three Generous Double Bedrooms
- Low Maintenance Gardens
- Close To Local Amenities

A traditional Four Bedroom Mid Terrace home found in this well established area, situated just off Grimsby Road, with easy access of Cleethorpes seafront and town centre. Offering excellent family size accommodation, comprising; Entrance Porch, Hallway, Lounge/Dining Room, a modern fitted Kitchen Diner, and downstairs Cloak/WC. Equally spacious on the first floor featuring Three Generous Double Bedrooms, a Fourth Bedroom, Bathroom and access to the Loft space providing useful storage or an Office/Hobby Room. Set in Low Maintenance Gardens.



ENTRANCE PORCH

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

HALLWAY

With the original Victorian tiled floor, radiator, and staircase to the first floor.

LOUNGE/DINING ROOM

7.75 X 3.43 (25'5" X 11'3")

Open plan living space with window to front aspect, radiator and fireplace incorporating an electric fire. Archway separating the dining room having a radiator and window to rear aspect.

KITCHEN DINER

7.77 X 2.98 PLUS BAY (25'6" X 9'9" PLUS BAY)

Fitted with a range of modern gloss units and work surfaces incorporating a resin sink/drain. Built-in oven/grill and induction hob with extractor over. Plumbing for a washing machine and dishwasher, and further appliance space. Radiator, and window to side aspect. Dining/sitting space with a bay window to side aspect, and radiator.

REAR ENTRANCE LOBBY

With radiator and access to the rear garden.

CLOAKS/WC

Fitted with a hand basin and wc.

FIRST FLOOR LANDING

Staircase leading up featuring the original stained glass window. Split level landing with radiator and access via drop down ladder to the loft room.

MASTER BEDROOM

5.06 X 3.79 (16'7" X 12'5")

A generous sized double bedroom with window to front aspect, and radiator.

BEDROOM 2

3.99 X 3.91 (13'1" X 12'10")

With window to rear aspect, and radiator.

BEDROOM 3

3.91 X 2.84 (12'10" X 9'4")

With window to rear aspect, and radiator,

BEDROOM 4

2.17 X 1.99 (7'1" X 6'6")

With window to side aspect, wall mounted gas central heating boiler, and radiator.

BATHROOM

2.66 X 1.93 (8'9" X 6'4")

Fitted with a panelled bath and separate shower enclosure. Pedestal basin and wc. Heated towel rail, radiator, and obscure window to side aspect.

OUTSIDE

The property has low maintenance gardens, the rear garden is mainly gravel laid, with shed and gated access to the side passageway.

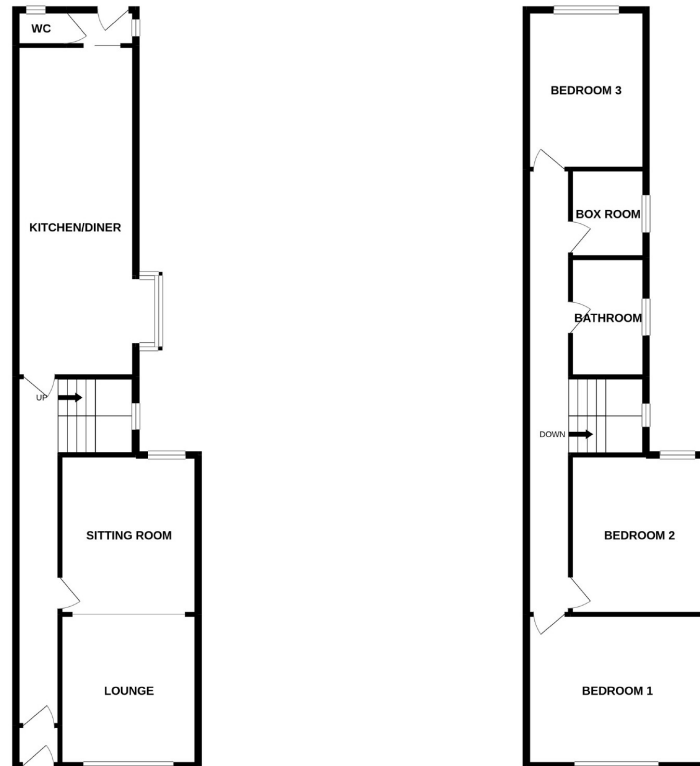
TENURE

Freehold



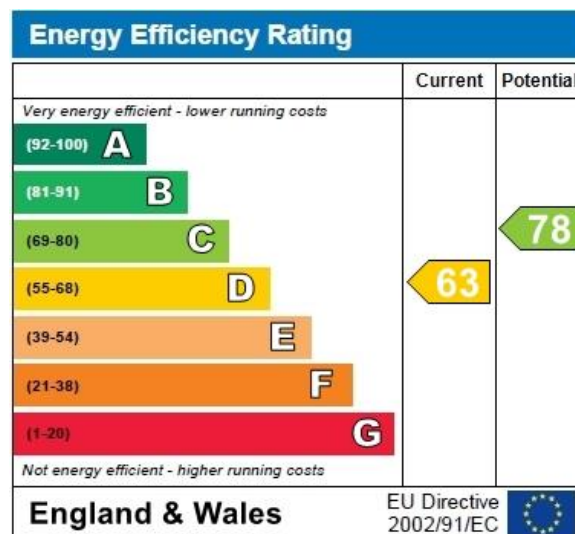
GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.

1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1433 sq.ft. (133.1 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 is given as to their operability or efficiency can be given.
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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.

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