

# ARGYLE

ESTATE AGENTS



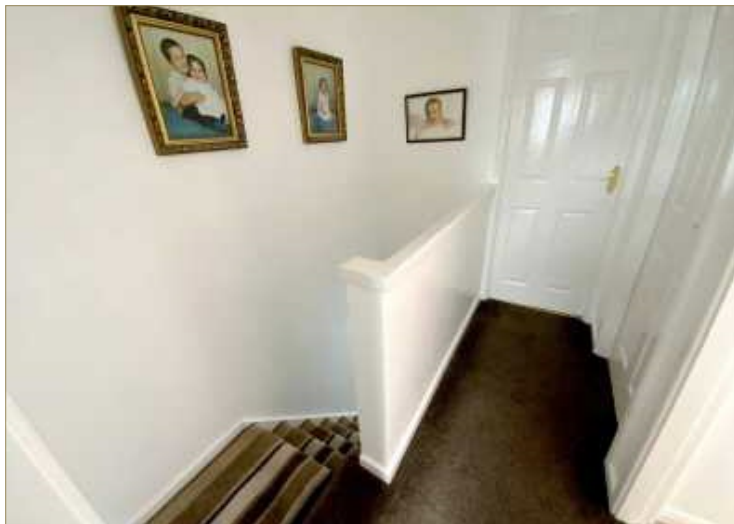
**70 Penshurst Road, Cleethorpes DN35 9EG**  
**Offers over £140,000**



## Key Features:

- Three Bedroom Mid Link Property
- Popular Cleethorpes Location
- Open Plan Lounge/Dining Room
- Low Maintenance Gardens
- Spacious Driveway
- Side Access To Rear

A Traditional Mid Link Property located in this popular area with easy access of the town centre and seafront. Well maintained by the current owners for many years, the accommodation offers an open plan Lounge/Dining Room, Kitchen, and first floor with Three Good Sized Bedrooms and a Bathroom. Set in Low Maintenance Gardens, the front of the property is totally block paved providing a double width Driveway, and has gated side access leading to a generous sized Rear Garden.





### ENTRANCE HALL

Accessed via a uPVC front door. With radiator, and understairs storage cupboard.

### LOUNGE/DINING ROOM

**6.84 X 4.84 (22'5" X 15'11")**

Measurement taken at widest point.

Open plan living space with a double glazed bay window to front aspect, and feature fireplace incorporating a coal effect gas fire. Two radiators, and an obscure glazed window to the kitchen.

### KITCHEN

**4.49 X 2.80 (14'9" X 9'2")**

Fitted with a range of white units and contrasting work surfaces incorporating a stainless steel sink. Plumbing for a washing machine and further appliance space. Wall mounted gas central heating boiler. Access to the rear garden.

### FIRST FLOOR

#### BEDROOM ONE

**3.15 X 3.03 (10'4" X 9'11")**

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

#### BEDROOM TWO

**3.15 X 3.02 (10'4" X 9'11")**

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

#### BEDROOM THREE

**2.94 X 2.41 (9'8" X 7'11")**

Measurement taken at widest point.

With a double glazed window to front aspect, built-in storage cupboard, radiator, and laminate flooring.

### BATHROOM

**1.92 X 1.65 (6'4" X 5'5")**

Fitted with a panelled bath, pedestal basin, and a close coupled w.c. Radiator, and a double glazed window to rear aspect.

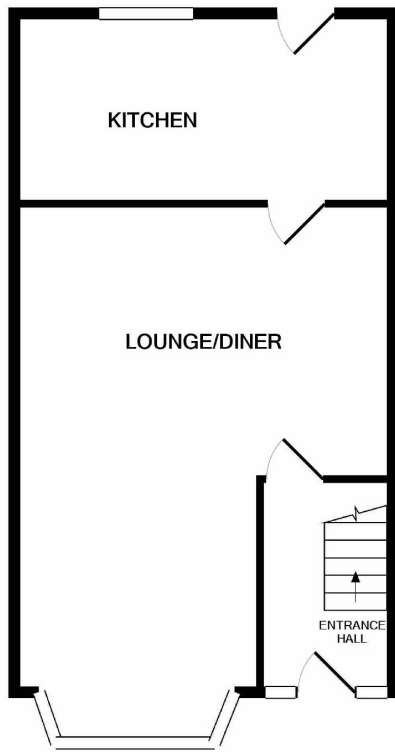
### OUTSIDE

The front of the property is open plan, approached by a double width block paved driveway, and has a side passage with gated rear access. The rear garden is enclosed and of low maintenance, being totally paved with raised borders and has two metal sheds to the far end.

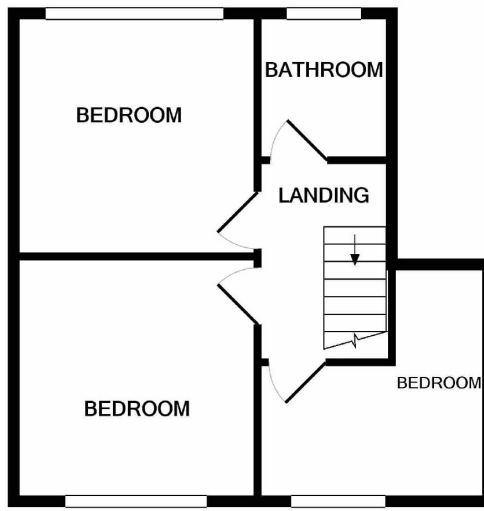
### TENURE

Freehold



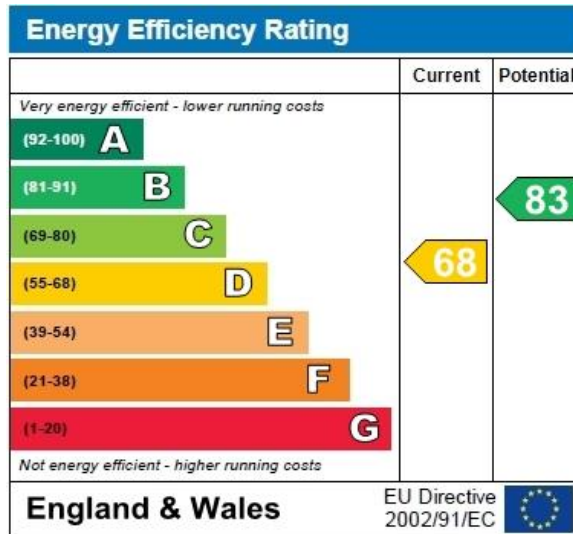


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021



**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.

