ARGYLE
ESTATE AGENTS

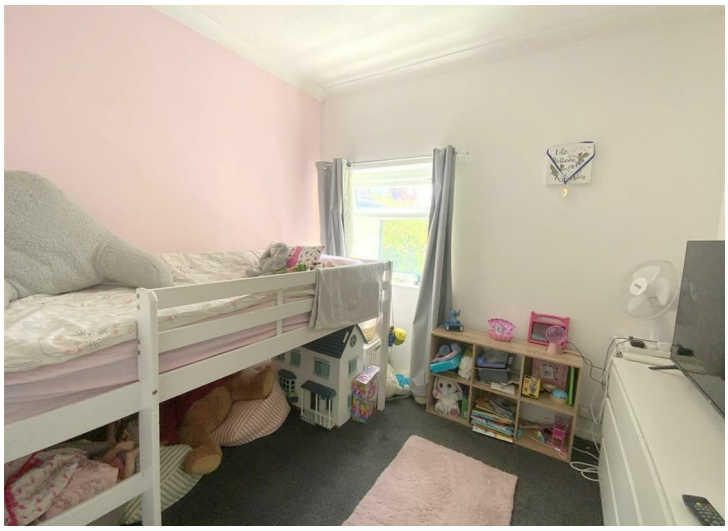
9 Haigh Street, Cleethorpes, North East Lincolnshire, DN35 8QN
£180,000

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

Key Features:

- Seaside Location
- Traditional Mid Terrace Home
- FIVE Bedrooms
- Deceptively Spacious & Versatile Layout
- Two Reception Rooms
- Dining Kitchen
- Ground Floor Bathroom & First Floor WC
- Low Maintenance Rear Garden

A traditional mid terrace home located just off the seafront in the ever popular coastal resort of Cleethorpes.
Offering deceptively spacious accommodation arranged over three floors, the property provides a versatile layout well suited to growing families or those seeking flexible living space, all within short walking distance of the promenade and local attractions.
The accommodation comprises two reception rooms, a dining kitchen, and a ground floor bathroom. To the first floor are three good sized bedrooms, while the converted loft provides two further bedrooms, offering flexibility for larger families, home working or guest accommodation. Externally, the property benefits from an enclosed low maintenance rear garden.



LOUNGE
14'2" x 12'8" (4.32 x 3.87)

LIVING/DINING ROOM
12'7" x 11'1" (3.85 x 3.38)

KITCHEN
12'10" x 12'4" (3.93 x 3.78)

UTILITY AREA
4'5" x 2'9" (1.35 x 0.86)

BATHROOM
7'0" x 6'7" (2.15 x 2.02)

FIRST FLOOR

BEDROOM 1
12'7" x 11'2" (3.85 x 3.41)

BEDROOM 2
12'4" x 8'0" (3.78 x 2.44)

BEDROOM 3
9'3" x 7'4" (2.83 x 2.25)

WC
3'8" x 2'10" (1.12 x 0.87)

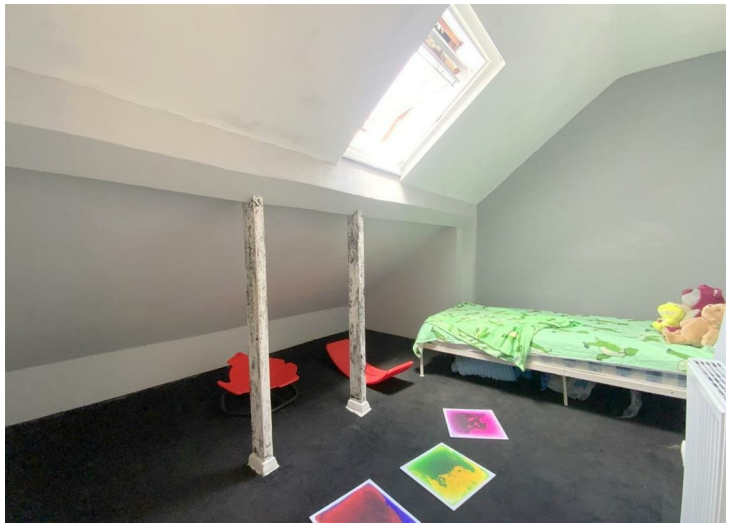
SECOND FLOOR

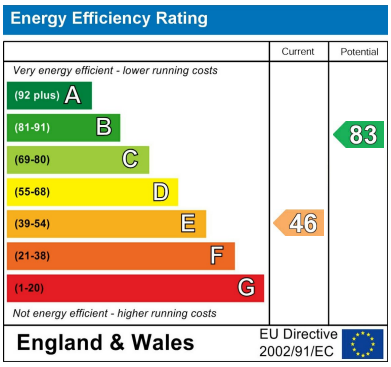
BEDROOM 5
11'8" x 7'7" (3.56 x 2.33)

BEDROOM 4
11'8" x 10'6" (3.56 x 3.21)

TENURE
FREEHOLD

COUNCI 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

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