ARGYLE
ESTATE AGENTS

**38 Parklands Avenue, Humberston, DN36 4FY**
**£170,000**

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

## Key Features:

- Modern Three Bedroom Semi Detached Home
- Popular Development off Humberston Avenue
- Front Aspect Lounge
- Dining Kitchen
- Ground Floor Cloak/WC
- En Suite Shower Room & Family Bathroom
- Low Maintenance West Facing Garden
- Ample Off Road Parking

Situated within a modern popular development off Humberston Avenue, this three bedroom semi detached home, built in 2019, offers well planned accommodation ideally suited to first time buyers, young families and downsizers alike.
The property is conveniently positioned for local amenities and highly regarded schools, and is within easy reach of Cleethorpes seafront.
The accommodation comprises an entrance hall, cloak/WC, a comfortable front aspect lounge, and a full width dining kitchen with French doors opening onto the rear garden. The kitchen features a range of shaker style units, together with a built-in oven and gas hob, and provides ample space for family dining.
To the first floor are three bedrooms, including the main bedroom with an en suite shower room, along with a family bathroom.
Externally, the home benefits from a low maintenance west facing rear garden, while off road parking for two vehicles is provided to the front of the property.

**LOUNGE**
14'2" x 11'11" (4.33 x 3.64)

**DINING/KITCHEN**
15'3" x 8'9" (4.66 x 2.69)

**CLOAKROOM/WC**
5'5" x 2'11" (1.67 x 0.89)

**FIRST FLOOR**

**BEDROOM 1**
11'11" x 9'6" (3.64 x 2.90)

**EN-SUITE**
6'1" x 5'3" (1.87 x 1.61)

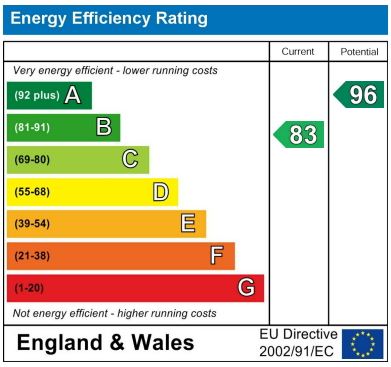
**BEDROOM 2**
9'0" x 7'5" (2.76 x 2.27 )

**BEDROOM 3**
7'5" x 5'11" (2.28 x 1.81)

**BATHROOM**
5'11" x 5'6" (1.81 x 1.70)

**TENURE**
Freehold

**COUNCIL TAX BAND**
C




## 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

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