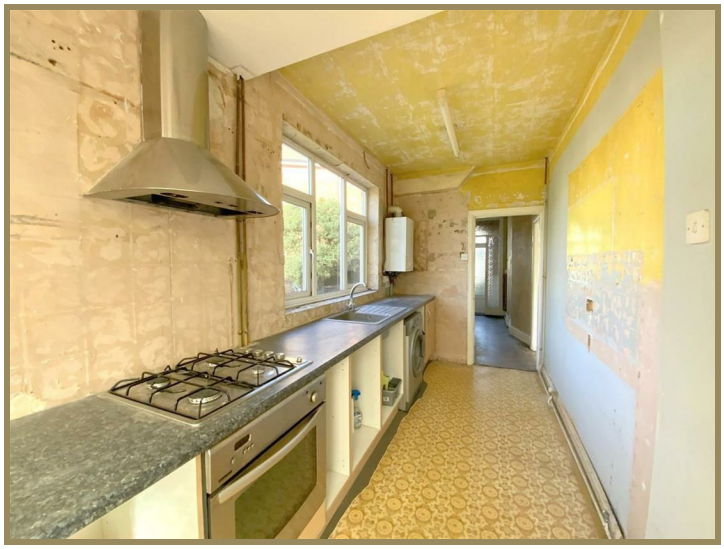
ARGYLE
ESTATE AGENTS



10 Parris Place, Cleethorpes, DN35 7XA
£150,000

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

Key Features:

- Renovation Project
- Three Bedroom Semi Detached Home
- Popular Cleethorpes Location
- Generous Corner Plot Garden
- Driveway Parking
- No Forward Chain

An exciting refurbishment opportunity, this traditional 1930s semi-detached property occupies a pleasant position within a quiet cul-de-sac in Cleethorpes. Requiring a full scheme of modernisation, it offers excellent scope to create a home to individual taste.
The accommodation includes an entrance hall, bay-fronted lounge, rear dining room, kitchen and ground floor WC. Upstairs are two double bedrooms, a single bedroom and the family bathroom.
Outside, the property stands on a generous corner plot, with driveway parking and a particularly good sized rear garden.
Situated within a popular residential area of Cleethorpes, the property is conveniently placed for local amenities and schools, with both the seafront and town centre a short distance away.
No Forward Chain.

LOUNGE
12'11" x 11'1" (3.96 x 3.40)

DINING ROOM
12'11" x 10'4" (3.96 x 3.17)

KITCHEN
14'7" x 6'2" (4.47 x 1.90)

WC
4'11" x 2'9" (1.50 x 0.84)

FIRST FLOOR

BEDROOM 1
12'11" x 9'10" (3.96 x 3.02)

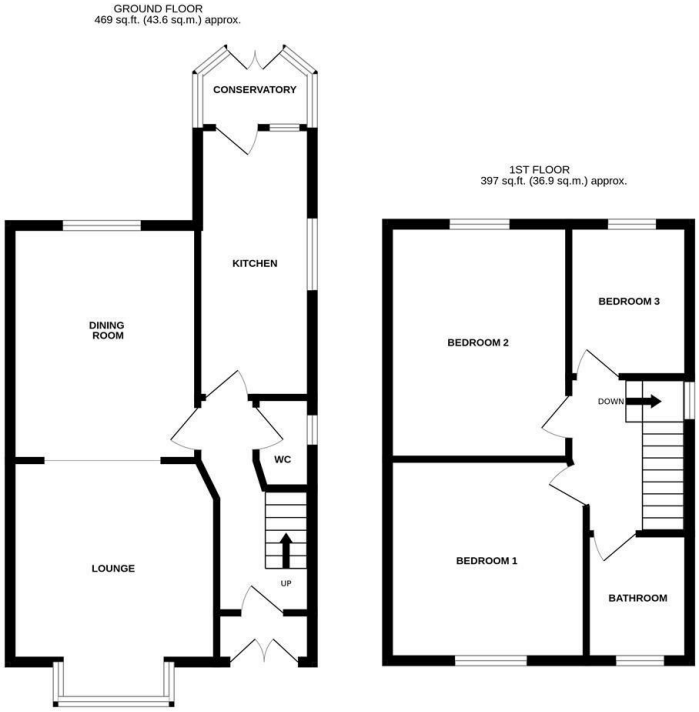
BEDROOM 2
11'1" x 10'9" (3.40 x 3.29)

BEDROOM 3
9'1" x 6'7" (2.77 x 2.01)

BATHROOM
6'7" x 5'5" (2.01 x 1.66)

COUNCIL TAX BAND
B

TENURE
FREEHOLD



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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 as to their operability or efficiency can be given.
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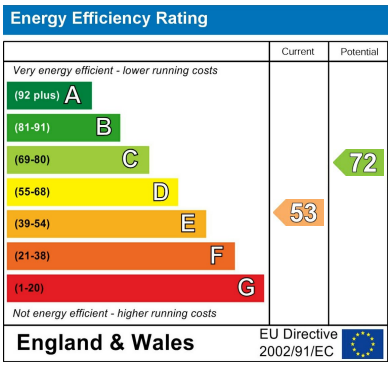

Viewing

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.

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