ARGYLE
ESTATE AGENTS







344 Brereton Avenue, Cleethorpes, DN35 7TX
£210,000

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

Key Features:

- Extended Four Bedroom Semi Detached Home
- Popular Location Close to the Seafront
- Spacious & Versatile Family Accommodation
- Two Reception Rooms
- Ground Floor Shower Room & First Floor Bathroom
- Converted Loft Bedroom
- Integral Store with Front & Rear Access
- Driveway Parking & South-Facing Rear Garden
- No Forward Chain



A traditional semi detached home offering spacious and versatile accommodation across three floors.
Extended from its original design, the property features four double bedrooms and a flexible layout suited to modern family living, whilst enjoying a convenient position within easy reach of Cleethorpes town centre, seafront and its many attractions.
The accommodation comprises an entrance hall, bay fronted lounge, fitted kitchen with archway opening into the rear living/dining room, and a modern downstairs shower room. To the first floor are three bedrooms, including a generously sized main bedroom with fitted wardrobes, together with a family bathroom. The converted loft provides a further double bedroom, offering excellent flexibility for growing families, guests or home working.
Externally, the property benefits from driveway parking, a useful integral store with access from both the front and rear, and a south facing enclosed rear garden with lawn and patio area.
Combining generous proportions with a highly convenient location, this attractive family home offers an excellent opportunity within this well-established residential area...Viewing highly recommended.











ENTRANCE HALL
18'7" x 6'8" (5.67 x 2.05)

LOUNGE
16'10" x 12'5" (5.15 x 3.80)

KITCHEN
18'2" x 8'6" (5.55 x 2.60)

LIVING/DINING ROOM
13'5" x 11'10" (4.09 x 3.62)

SHOWER ROOM
8'0" x 4'10" (2.46 x 1.49)

FIRST FLOOR

BEDROOM 1
19'8" x 12'5" (6.01 x 3.80)

BEDROOM 2
13'4" x 11'9" (4.08 x 3.60)

BEDROOM 3
14'0" x 5'6" (4.29 x 1.69)

BATHROOM
7'5" x 7'2" (2.28 x 2.20)

SECOND FLOOR

BEDROOM 4
15'7" x 13'3" (4.77 x 4.05)

TENURE
Freehold

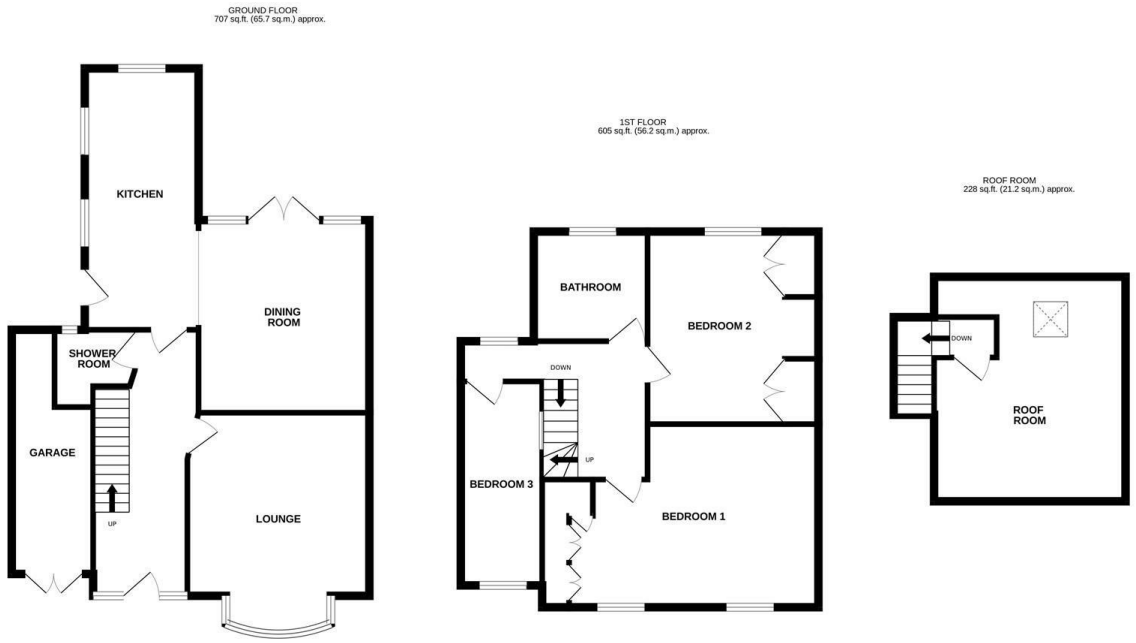
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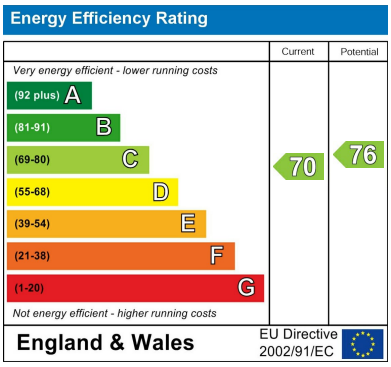






TOTAL FLOOR AREA : 1541 sq.ft. (143.1 sq.m.) approx.

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 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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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