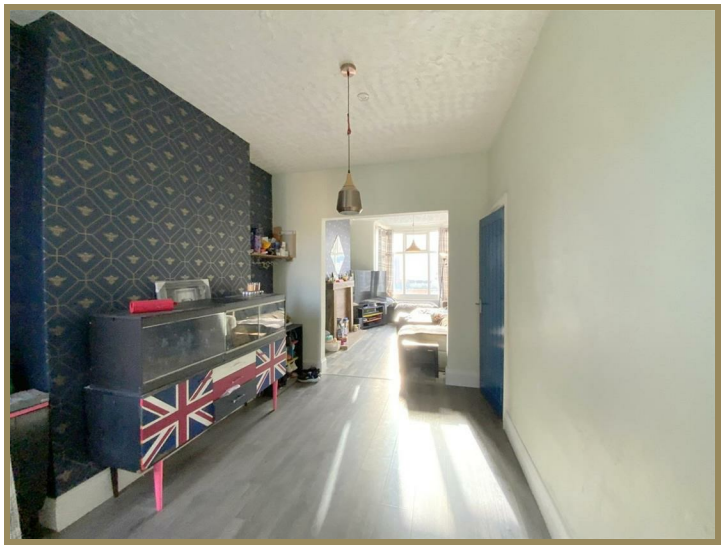
ARGYLE
ESTATE AGENTS







5 Florence Street, Grimsby, DN32 0JH
£100,000

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

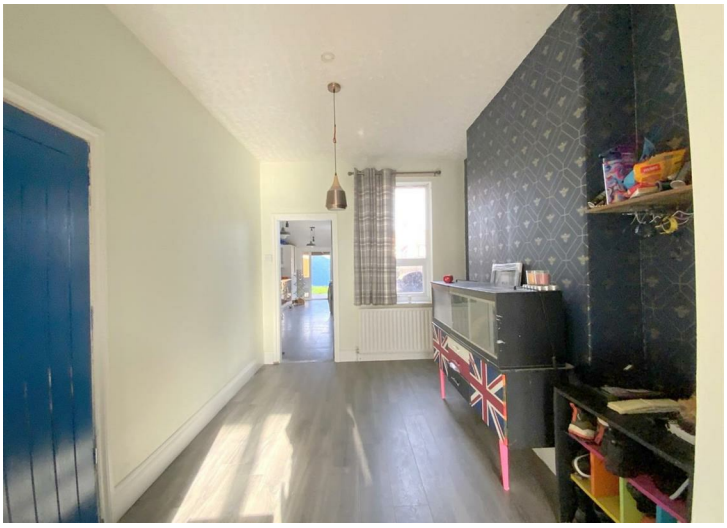
Key Features:

- Traditional Mid Terrace Property
- Spacious & Versatile Accommodation
- Three Double Bedrooms
- Through Lounge/Dining Room
- Kitchen Diner
- Low Maintenance Garden



Situated within an established residential cul-de-sac off Farebrother Street, this three-bedroom mid-terrace home offers spacious and versatile accommodation, making it an appealing prospect for first-time buyers, families and investors.
The ground floor features an entrance hall leading into an open-plan lounge and dining room, creating a well-sized double reception space. To the rear, the kitchen diner offers additional room for everyday dining.
To the first floor are three double bedrooms, including a particularly spacious main bedroom featuring quality fitted wardrobes. A family bathroom serves all three bedrooms.
The property is conveniently positioned for local amenities, schools and parks, with transport links also within easy reach.











LOUNGE
11'5" x 11'0" (3.49 x 3.37)

DINING ROOM
11'6" x 9'4" (3.51 x 2.85)

KITCHEN DINER
24'6" x 9'0" (7.49 x 2.76)

FIRST FLOOR

BEDROOM 1
14'7" x 11'6" (4.47 x 3.52)

BEDROOM 2
11'5" x 9'1" (3.50 x 2.79)

BEDROOM 3
9'9" x 9'1" (2.98 x 2.77)

BATHROOM
10'1" x 5'10" (3.09 x 1.78)

TENURE
FREEHOLD

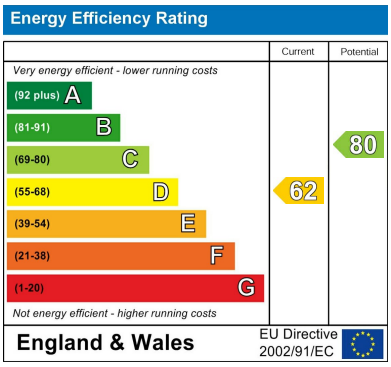
COUNCIL TAX
A











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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