ARGYLE
ESTATE AGENTS







Flat 5, 25 Knoll Street, Cleethorpes, DN35 8LL
£136,000

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

Key Features:

- Two Bedroom First Floor Flat
- Prime Seafront Location
- Well Presented Accommodation
- Open Plan Kitchen/Living Room
- Two Bedrooms & Bathroom
- No Chain



A well presented two bedroom first floor flat, positioned on the corner of Knoll Street just off Cleethorpes seafront, offering stylish, low maintenance living in one of the resort's most convenient locations.

Inside, the main living space is open plan, with the kitchen opening into a comfortable sitting and dining area. The kitchen is fitted with a modern range of gloss units, a built-in oven and gas hob, with space for a fridge/freezer and laundry appliances, while a side bay window provides views towards the seafront.
There are two bedrooms, offering flexibility for a main bedroom, guest room or home office, together with a bathroom fitted with a pedestal basin, WC and bath with overhead shower.

The position is a particular advantage, with Cleethorpes seafront, Seaview Quarter and a wide choice of independent shops, cafés, bars and restaurants all within easy walking distance nd offered with no forward chain.











LIVING ROOM
12'4" x 10'11" (3.78 x 3.34)

KITCHEN
12'9" x 6'10" (3.91 x 2.09)

BEDROOM 1
10'5" x 9'8" (3.18 x 2.97)

BEDROOM 2
9'6" x 7'0" (2.92 x 2.14)

BATHROOM
9'7" x 5'3" (2.94 x 1.61)

TENURE
LONG LEASHOLD WITH SHARE OF THE FREEHOLD

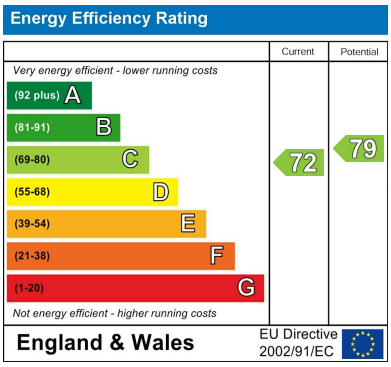
COUNCIL TAX BAND
A











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