ARGYLE
ESTATE AGENTS

192 Daubney Street, Cleethorpes, DN35 7PE
£80,000

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

Key Features:

- Mid Terrace Home
- Three Bedrooms
- Refurbishment Opportunity
- Popular Established Residential Area
- No Forward Chain

This three bedroom mid terrace home presents an excellent opportunity for refurbishment, offering buyers the chance to modernise and create a home tailored to their own style and requirements.
The well-proportioned accommodation comprises an entrance hall, front facing lounge, separate dining room/snug, kitchen, ground floor bathroom and a separate WC. To the first floor are three good sized bedrooms.
Outside, the property enjoys an enclosed rear garden with gated access, providing a good level of outdoor space.
Positioned just off Queen Mary Avenue within an established residential area, the home is conveniently placed for local shops, schools and everyday amenities, while both Cleethorpes seafront and Grimsby town centre are within easy reach.
Requiring a programme of modernisation, this is an ideal purchase for those seeking a renovation project with excellent potential. Offered for sale with no forward chain.

LOUNGE
15'1" x 10'2" (4.61 x 3.12)

SNUG/DINING ROOM
10'1" x 8'10" (3.08 x 2.71)

KITCHEN
14'0" x 9'8" (4.27 x 2.97)

BATHROOM
6'0" x 5'10" (1.83 x 1.78)

SEPARATE WC
4'5" x 2'8" (1.37 x 0.83)

FIRST FLOOR

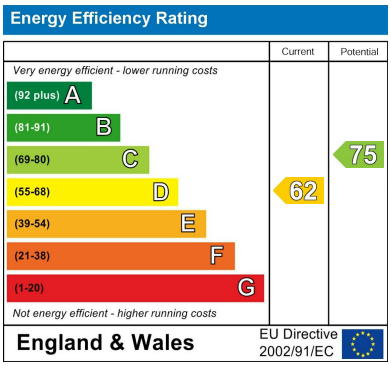
BEDROOM 1
13'2" x 10'11" (4.03 x 3.33)

BEDROOM 2
12'11" x 7'10" (3.96 x 2.41)

BEDROOM 3
9'10" x 8'6" (3.02 x 2.61)

TENURE
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

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