ARGYLE
ESTATE AGENTS

25 Cheshire Walk, Grimsby, North East Lincolnshire, DN37 9AP
£112,000

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

Key Features:

- Three Bedroom End Link Property
- Generous Corner Plot Garden
- Popular Willows Estate, Grimsby
- Open Plan Lounge/Dining Room
- Spacious Kitchen
- Downstairs WC & First Floor Wet Room
- Scope For Modernisation
- No Forward Chain

Occupying a spacious corner position, a three bedroom end link home situated on the popular 'Willows' estate to the outskirts of Grimsby. Ideally placed for local amenities, schools, transport links, and a short distance to the town centre.
Well maintained, the property offers good sized accommodation and generous outdoor space that adds to its overall potential, making it an appealing choice for a wide range of buyers.
Comprising; entrance hall, lounge/dining room, kitchen, downstairs WC, three bedrooms and a wet room.
Offered for sale with no forward chain.

ENTRANCE HALL
Accessed via a front entrance porch. With staircase to the first floor.

CLOAKROOM/WC
4'7" x 4'1" (1.42 x 1.27)
Fitted with a WC and hand basin.

LOUNGE
12'2" x 11'11" (3.72 x 3.64)
With a bow window to front aspect, and brick fireplace incorporating an inset gas fire. Archway opening to:-

DINING ROOM
10'9" x 9'10" (3.28 x 3.01)
With French doors opening onto the rear garden.

KITCHEN
17'7" x 9'6" (5.37 x 2.90)
With fitted wall and base units, built-in oven/grill, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Rear aspect windows and entrance door.

FIRST FLOOR LANDING
With a built-in storage cupboard, and access to the loft.

BEDROOM 1
13'4" x 9'4" (4.08 x 2.85)
To rear aspect, with a built-in wardrobe.

BEDROOM 2
11'8" x 10'3" (3.56 x 3.14)
To front aspect, with a built-in storage cupboard housing the gas central heating boiler.

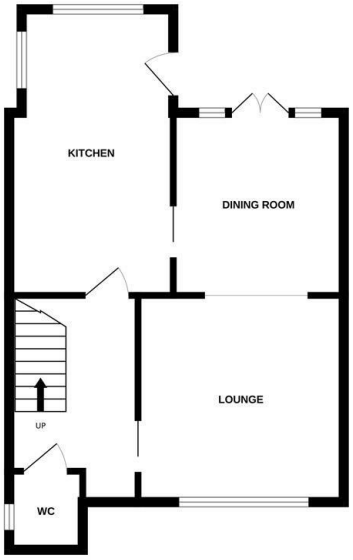
BEDROOM 3
9'4" x 8'9" (2.86 x 2.67)
To front aspect.

WETROOM
6'10" x 5'4" (2.10 x 1.64)
Fitted with an electric shower, pedestal basin, WC and heated towel rail.

TENURE
Freehold

COUNCIL TAX BAND
A

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

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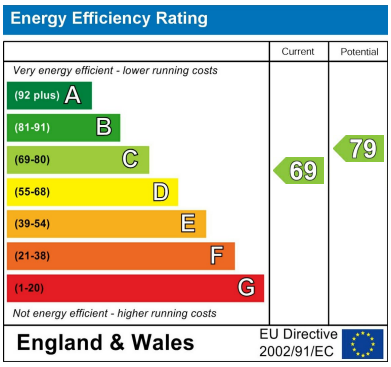

Viewing

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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