ARGYLE
ESTATE AGENTS

1 Bridge Gardens, Grimsby, DN31 2RZ
£105,000

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

Key Features:

- Three Bedroom End Terrace Home
- Quiet Cul De Sac Position
- Well Presented Accommodation
- Lounge with Multi Fuel Stove
- Modern Kitchen Diner
- Ground Floor Bathroom
- Good Sized Rear Garden
- Off Road Parking

A superbly maintained three bedroom end terrace home, pleasantly positioned within a quiet cul-de-sac in an established residential area of Grimsby. Deceptively spacious and presented with fashionable décor throughout, the property is likely to appeal to first-time buyers, families and those looking for an investment property.
An entrance porch opens into the lounge, providing a comfortable main living space with a multi fuel stove. Beyond is a modern fitted kitchen featuring a large range of shaker style units, integrated appliances and a central island with breakfast bar seating. A rear entrance porch provides access to the ground floor bathroom.
To the first floor are three bedrooms, offering good flexibility for family living or space to work from home.
Outside, the property has off-road parking to the front, while the enclosed rear garden is mainly laid to lawn with a paved patio area.
The property is conveniently placed a short distance from Grimsby town centre, with local shops, schools and a wide range of everyday amenities also within easy reach.

LOUNGE
15'1" x 11'1" (4.61 x 3.40)

KITCHEN DINER
20'10" x 14'1" (6.37 x 4.30)

BATHROOM
10'6" x 4'5" (3.22 x 1.36)

FIRST FLOOR

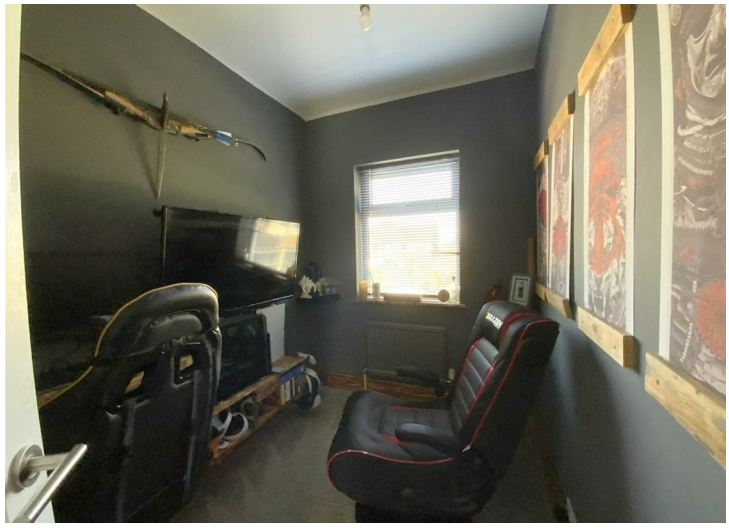
BEDROOM 1
11'4" x 11'3" (3.46 x 3.44)

BEDROOM 2
11'0" x 7'10" (3.36 x 2.41)

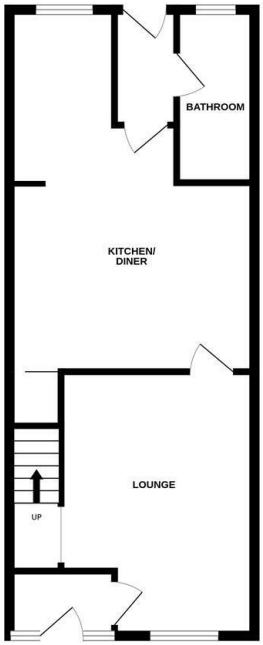
BEDROOM 3
9'3" x 5'11" (2.83 x 1.81)

TENURE
freehold

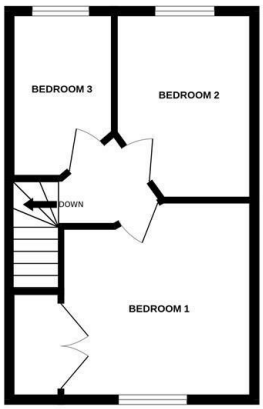
COUNCIL TAX BAND
A



GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

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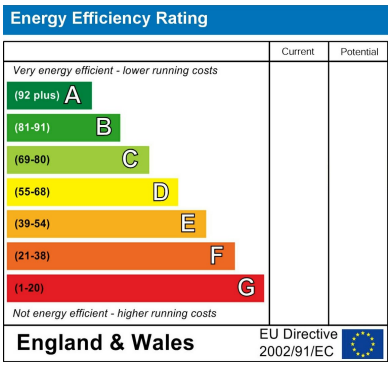

Viewing

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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