ARGYLE
ESTATE AGENTS







**198 Macaulay Street, Grimsby, DN31 2EJ**
**£65,000**

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

Key Features:

- Refurbishment Project
- End Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Established Area Close to the Town Centre
- No Forward Chain



A traditional three-bedroom end terrace home situated in an established residential area of Grimsby. Now requiring a degree of internal refurbishment, the property offers an excellent opportunity for purchasers looking to modernise and put their own stamp on a home.
The ground floor features two separate reception rooms comprising a front aspect lounge and a centrally positioned dining room, with the kitchen situated to the rear of the property.
To the first floor are two double bedrooms and a single bedroom, together with a bathroom and separate WC.
Outside, the property has a good-sized rear garden.
The location offers convenient access to Grimsby town centre, with its range of shops, amenities and public transport links.
Offered for sale with No Forward Chain.











**LOUNGE**
11'4" x 9'10" (3.47 x 3.00)

**DINING ROOM**
12'3" x 10'2" (3.75 x 3.12)

**KITCHEN**
14'4" x 8'5" (4.37 x 2.58)

**FIRST FLOOR**

**BEDROOM 1**
13'3" x 11'4" (4.04 x 3.47)

**BEDROOM 2**
12'3" x 7'10" (3.75 x 2.40)

**BEDROOM 3**
8'6" x6'4" (2.60 x1.94)

**BATHROOM**
5'7" x 4'10" (1.71 x 1.49)

**WC**
5'7" x 2'4" (1.71 x 0.73)

**TENURE**
FREEHOLD

**COUNCIL TAX**
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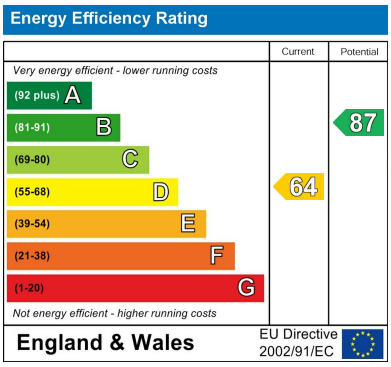


## Viewing

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.

## 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