ARGYLE
ESTATE AGENTS







59 Fairmont Road, Grimsby, DN32 8DY
£105,000

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

Key Features:

- Three Bedroom Mid Terrace Home
- Spacious Open Plan Kitchen/Dining Room
- Bay Fronted Lounge
- Ground Floor Bathroom
- Low Maintenance Rear Garden



Situated within easy reach of both central Grimsby and Cleethorpes, this three-bedroom mid-terrace home offers spacious accommodation and would make an appealing choice for first-time buyers and families.
The accommodation includes an entrance porch, bay-fronted lounge and a separate dining room opening into the fitted kitchen. The open plan arrangement creates a spacious living and dining area to the rear, with the ground floor bathroom located beyond.
There are three bedrooms to the first floor, including a generously sized main bedroom.
Outside, the property has a low-maintenance rear garden.
Local amenities and schools are close at hand, with Grimsby town centre and Cleethorpes seafront both within easy reach.











LOUNGE
13'6" x 12'11" (4.12 x 3.94)

KITCHEN /DINING ROOM
21'3" x 12'11" (6.48 x 3.94)

BATHROOM
7'11" x 5'4" (2.42 x 1.64)

FIRST FLOOR

BEDROOM 1
12'11" x 10'4" (3.94 x 3.16)

BEDROOM 2
11'6" x 6'2" (3.51 x 1.89)

BEDROOM 3
8'2" x 6'4" (2.51 x 1.94)

TENURE
FREEHOLD

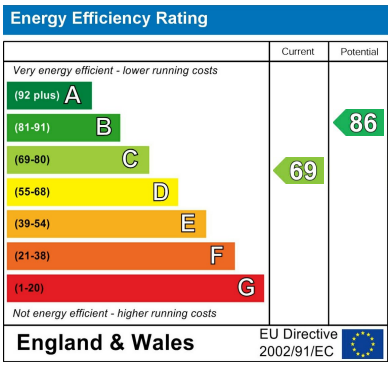
COUNCIL TAX
A











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