ARGYLE
ESTATE AGENTS







36 Lynton Rise, Cleethorpes, North East Lincolnshire, DN35 9AP
£189,950

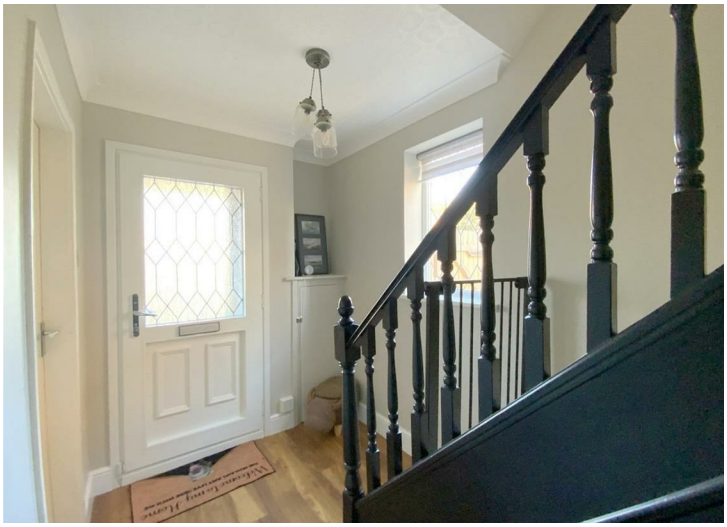
31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Three Bedroom Semi Detached Home
- Popular Cleethorpes Location
- Quiet Cul De Sac Position
- Spacious Dual Aspect Lounge/Dining Room
- Extended Kitchen Diner
- Shower Room
- Large Detached Garage/Workshop
- Ample Driveway Parking



Situated in a popular residential area off Taylors Avenue, this three-bedroom semi-detached home occupies a pleasant position within a quiet cul-de-sac. The property is presented with modern décor throughout, and offers well-proportioned living space, complemented by ample driveway parking and a substantial detached garage/workshop.
The ground floor features a spacious dual-aspect lounge/dining room, creating a versatile reception space, together with an extended kitchen diner fitted with a range of modern units and offering plenty of room for everyday dining.
To the first floor are three bedrooms, comprising two doubles and a single bedroom, which could equally serve as a home office if required. The accommodation is completed by a shower room.
Outside, the property benefits from lawned gardens to both the front and rear, with the driveway providing ample off-road parking and leading to the large detached brick garage/workshop. The location is particularly convenient for a range of local amenities, with the town centre and seafront also just a short distance away.











LOUNGE/DINING ROOM
23'1" x 12'5" (7.05 x 3.81)

KITCHEN
16'4" x 9'3" (5.00 x 2.84)

FIRST FLOOR

BEDROOM 1
14'0" x 11'5" (4.28 x 3.48)

BEDROOM 2
11'5" x 9'2" (3.48 x 2.81)

BEDROOM 3
8'4" x 6'11" (2.55 x 2.12)

SHOWER ROOM
6'10" x 5'4" (2.09 x 1.65)

GARAGE
21'3" x 11'3" (6.50 x 3.45)

TENURE
Freehold

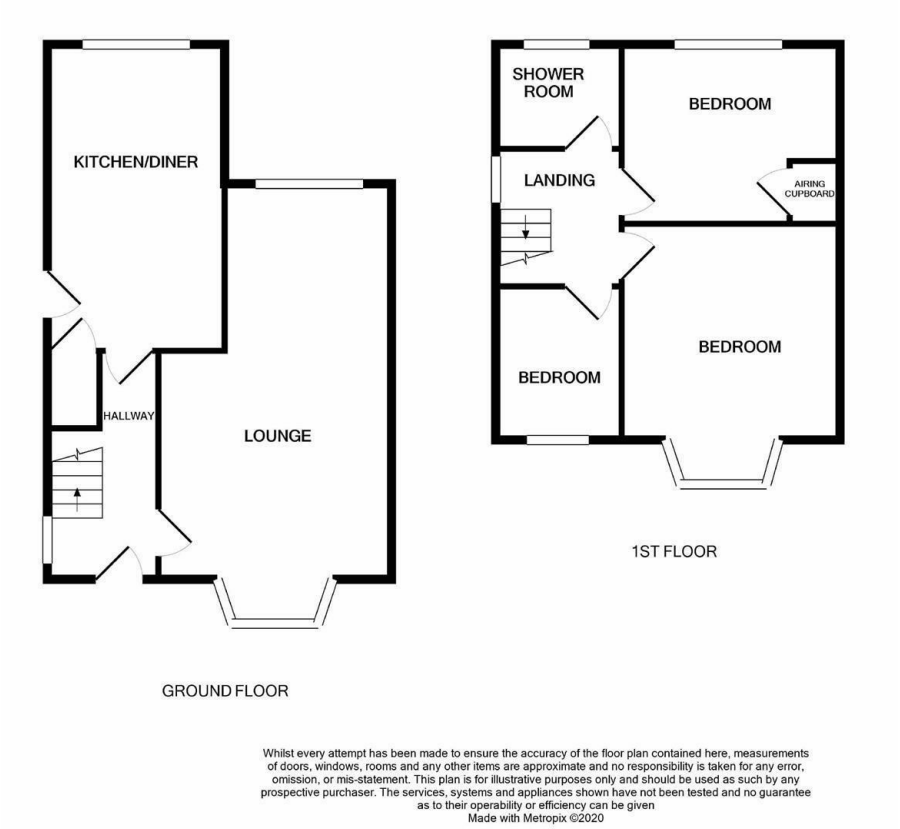
COUNCIL TAX BAND
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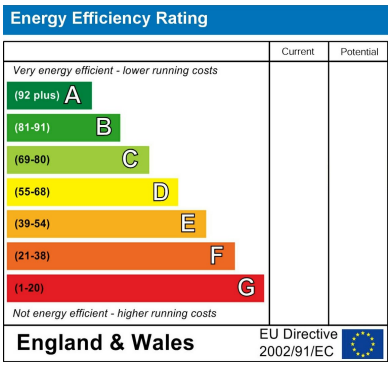








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

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