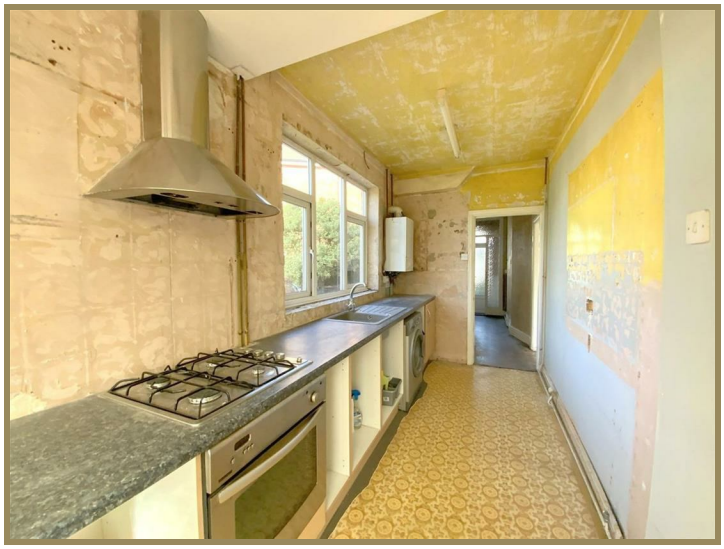
ARGYLE
ESTATE AGENTS







10 Parris Place, Cleethorpes, DN35 7XA
£140,000

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

Key Features:

- Renovation Project
- Three Bedroom Semi Detached Home
- Popular Cleethorpes Location
- Generous Corner Plot Garden
- Driveway Parking
- No Forward Chain



An exciting refurbishment opportunity, this traditional 1930s semi-detached property occupies a pleasant position within a quiet cul-de-sac in Cleethorpes. Requiring a full scheme of modernisation, it offers excellent scope to create a home to individual taste.
The accommodation includes an entrance hall, bay-fronted lounge, rear dining room, kitchen and ground floor WC. Upstairs are two double bedrooms, a single bedroom and the family bathroom.
Outside, the property stands on a generous corner plot, with driveway parking and a particularly good sized rear garden.
Situated within a popular residential area of Cleethorpes, the property is conveniently placed for local amenities and schools, with both the seafront and town centre a short distance away.
No Forward Chain.











LOUNGE
12'11" x 11'1" (3.96 x 3.40)

DINING ROOM
12'11" x 10'4" (3.96 x 3.17)

KITCHEN
14'7" x 6'2" (4.47 x 1.90)

WC
4'11" x 2'9" (1.50 x 0.84)

FIRST FLOOR

BEDROOM 1
12'11" x 9'10" (3.96 x 3.02)

BEDROOM 2
11'1" x 10'9" (3.40 x 3.29)

BEDROOM 3
9'1" x 6'7" (2.77 x 2.01)

BATHROOM
6'7" x 5'5" (2.01 x 1.66)

COUNCIL TAX BAND
B

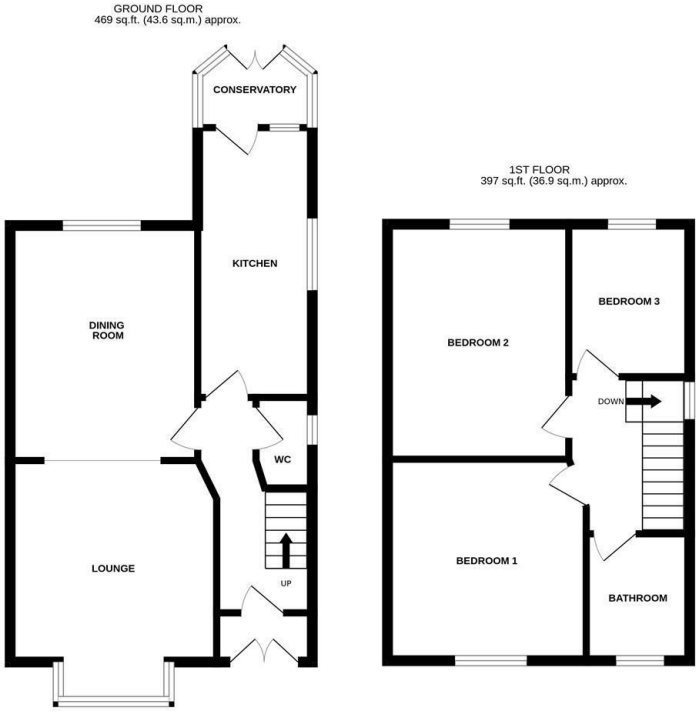
TENURE
FREEHOLD

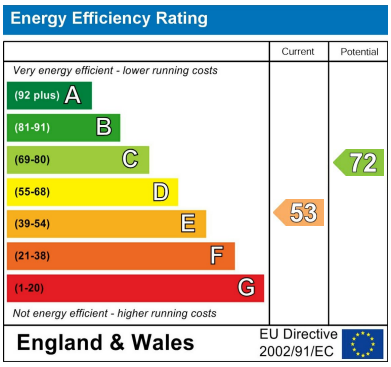












Viewing

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

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