ARGYLE
ESTATE AGENTS







41 Sidings Road, Grimsby, DN31 2FB
£155,000

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

Key Features:

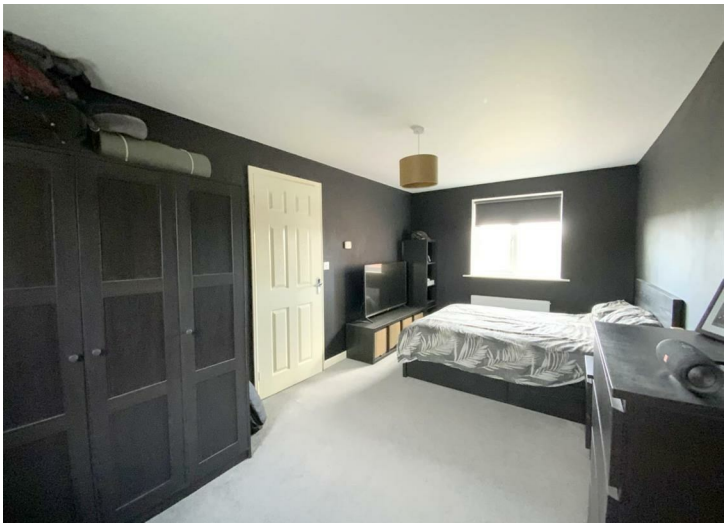
- Modern Three Bedroom Semi Detached Home
- Built in 2022 - Popular Macaulay Park Development
- Spacious Lounge
- Kitchen Diner
- Ground Floor Cloak/WC
- First Floor Three Double Bedrooms & Bathroom
- Ample Driveway Parking & Integral Garage

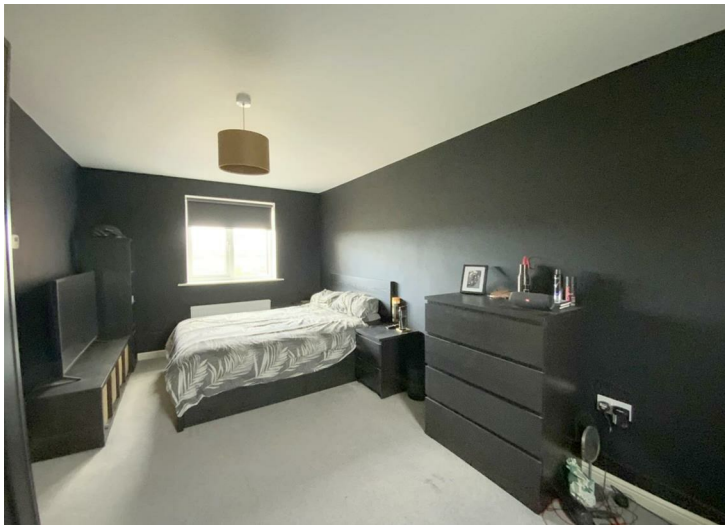


Built in 2022 by Gleeson Homes, this modern three-bedroom semi-detached home is situated on the popular Macaulay Park development, just off Cromwell Road. The accommodation comprises a separate living room, open-plan kitchen/diner and a ground floor cloakroom/WC. Upstairs are three good-sized bedrooms and a family bathroom.
Outside, the rear garden is laid mainly to lawn, with a decked area providing space for outdoor seating. To the front, a double-width driveway provides off-road parking, alongside an integral garage.
The property is conveniently located for local amenities, schools and motorway links, with Grimsby town centre a short distance away.











LOUNGE
15'2" x 9'11" (4.63 x 3.04)

KITCHEN DINER
13'5" x 7'10" (4.09 x 2.39)

FIRST FLOOR

BEDROOM 1
16'9" x 9'3" (5.12 x 2.83)

BEDROOM 2
13'6" x 11'4" (4.12 x 3.46)

BEDROOM 3
11'8" x 6'8" (3.57 x 2.05)

BATHROOM
6'4" x 6'0" (1.94 x 1.85)

TENURE
FREEHOLD

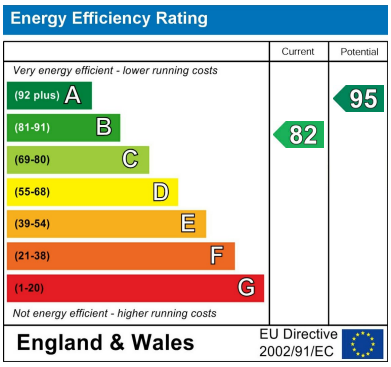
COUNCIL TAX BAND
B











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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