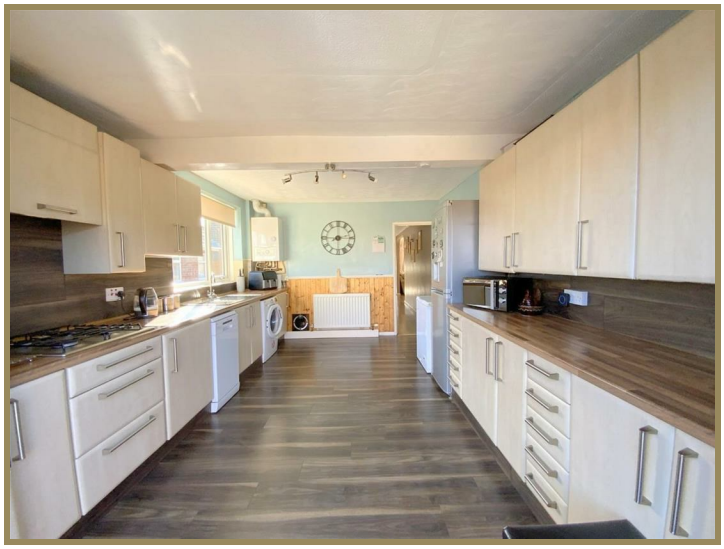
ARGYLE
ESTATE AGENTS



29 Dudley Place, Cleethorpes, North East Lincolnshire, DN35 9EW
£170,000

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

Key Features:

- Two Bedroom Semi Detached Bungalow
- Pleasant Cul De Sac Position
- Popular Residential Area of Cleethorpes
- Open Plan Living Accommodation
- Modern Fitted Kitchen
- Two Double Bedrooms
- Ground Floor Bathroom
- Private Rear Garden
- Ample Driveway Parking

A well presented two bedroom semi detached bungalow, pleasantly positioned within a quiet cul-de-sac in a popular residential area of Cleethorpes. The property offers spacious accommodation with an open plan feel to the main living areas, and two double bedrooms.
A side entrance porch opens into the entrance hall, with the front aspect lounge and dining area creating a spacious open-plan living space. To the rear, the kitchen is fitted with a modern range of units and an integrated double oven, with double doors opening onto the garden.
Also on the ground floor is a front facing double bedroom with fitted wardrobes, together with the family bathroom, fitted with a three-piece suite including a bath with shower over.
From the dining area, a staircase leads to the first floor, where there is a second double bedroom and access to useful loft storage space.
The property stands within low-maintenance gardens, with a spacious driveway providing ample off-road parking. The private rear garden is predominantly paved, with a useful storage area to the side and a full-width concealed shed across the rear.
The property is conveniently placed for a wide range of local amenities and schools, with Cleethorpes seafront and its many attractions also within easy reach.

LOUNGE
16'1" x 10'10" (4.91 x 3.32)

DINING AREA
10'7" x 7'5" (3.24 x 2.27)

KITCHEN
16'0" x 9'10" (4.88 x 3.02)

BATHROOM
7'10" x 5'0" (2.40 x 1.54)

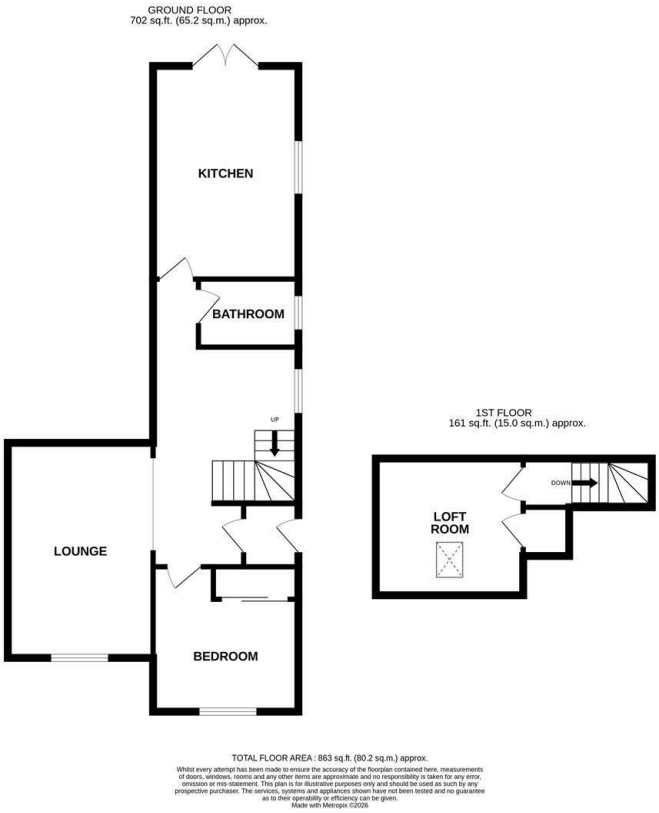
BEDROOM 1
10'11" x 10'11" (3.34 x 3.35)

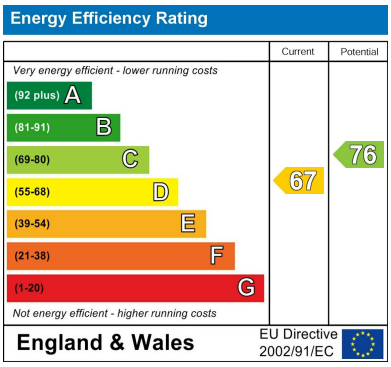
FIRST FLOOR

BEDROOM 2
10'10" x 10'0" (3.32 x 3.07)

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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