ARGYLE
ESTATE AGENTS

16 Malvern Avenue, Grimsby, DN33 1EQ
£120,000

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

Key Features:

- Semi Detached Bungalow
- Two Double Bedrooms
- Popular & Established Residential Area
- Versatile Accommodation
- Driveway Parking
- No Forward Chain

Set within a quiet cul de sac, this two bedroom semi detached bungalow offers an excellent opportunity for those looking to put their own stamp on a property. Offered for sale with no forward chain, in a well established residential location.
The accommodation includes a bay fronted lounge, kitchen, bathroom, separate WC and two double bedrooms, with the rear bedroom offering flexibility to be used as a dining room.
Outside, the bungalow stands in good sized gardens with driveway parking and useful storage outbuildings. Located close to Laceby Road, the property is conveniently positioned for local amenities and within easy access to Grimsby town centre and the seafront at Cleethorpes.

LOUNGE
15'7" x 11'5" (4.77 x 3.48)

KITCHEN
9'10" x 9'2" (3.00 x 2.80)

BATHROOM
5'10" x 3'8" (1.79 x 1.14)

WC
5'10" x 2'4" (1.79 x 0.72)

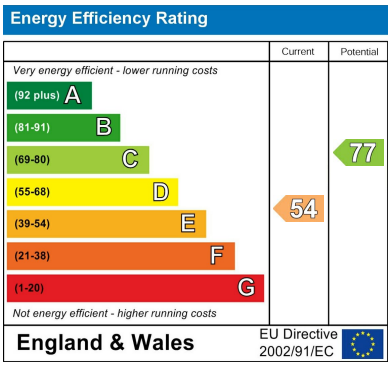
UTILITY ROOM
5'10" x 3'5" (1.79 x 1.05)

BEDROOM 1
15'7" x 11'5" (4.77 x 3.48)

BEDROOM 2
11'6" x 10'11" (3.53 x 3.33)

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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