ARGYLE
ESTATE AGENTS







4 Cleefield Drive, Grimsby, DN32 9SA
£125,000

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

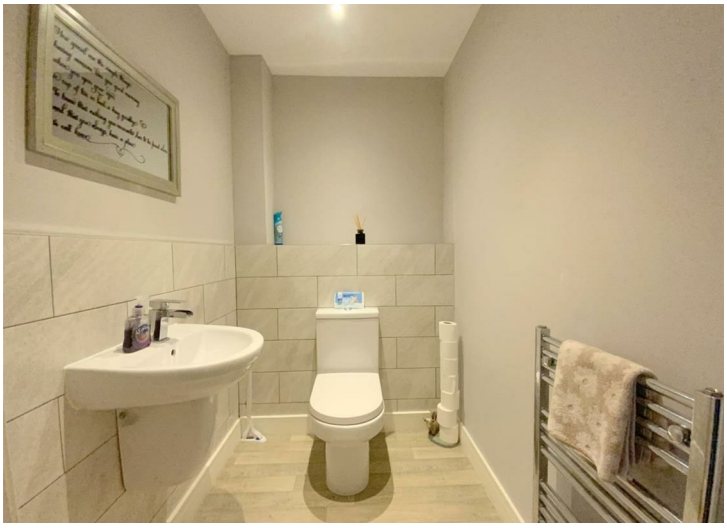
Key Features:

- Modern Two Bedroom Mid Link Property
- Built in 2019
- Spacious Living Room
- Dining Kitchen
- Ground Floor Cloak/WC
- First Floor Family Bathroom
- Two Double Bedrooms
- Off Road Parking
- Low Maintenance Garden



Built in 2019, this modern two bedroom end link home offers well planned accommodation, ideally suited to first-time buyers, young professionals and downsizers alike.
Well presented, the accommodation offers an entrance porch leading into a spacious living room. An inner hallway provides access to a useful ground floor cloakroom/WC, storage cupboard and staircase to the first floor.
To the rear is a modern dining kitchen, fitted with a contemporary range of gloss units and integrated appliances including an oven, microwave, gas hob, fridge/freezer and dishwasher. There is ample space for a dining table, with French doors opening directly onto the rear garden.
Upstairs are two good sized double bedrooms together with the family bathroom.
Outside, the property has an open plan frontage with off-road parking, while the enclosed rear garden has been designed for low maintenance.
Conveniently positioned off Ladysmith Road, the property is well placed for local amenities and schools, with Grimsby town centre and Cleethorpes seafront both within easy reach.
The property has the remainder of its original 10-year building warranty.











LIVING ROOM
11'10" x 11'1" (3.63 x 3.38)

DINING KITCHEN
11'10" x 10'5" (3.62 x 3.20)

CLOAK/WC
6'2" x 4'6" (1.89 x 1.39)

FIRST FLOOR

BEDROOM 1
11'11" x 11'2" (3.64 x 3.41)

BEDROOM 2
11'10" x 8'2" (3.62 x 2.51)

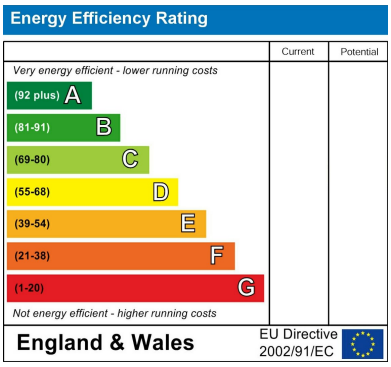
BATHROOM
7'6" x 6'9" (2.29 x 2.08)

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