

ARGYLE

ESTATE AGENTS



22 Riverside Drive, Cleethorpes DN35 0NG
Chain Free £180,000

Key Features:

- MODERNISATION PROJECT
- Two Bedroom Detached Bungalow
- Short Walking Distance Of The Seafront
- Kitchen, Two Reception Rooms
- Two Double Bedrooms, Bathroom
- Off Road Parking, Detached Garage
- Low Maintenance Private Gardens
- No Forward Chain

A Two Bedroom Detached Bungalow located in this popular residential area close to the seafront. The property has been well maintained however, offers plenty of scope for modernisation and refurbishment into a three bedroomed bungalow. Accommodation comprising:- Side Entrance Hall leading to Kitchen, Dining Room and Lounge. Inner hallway leading to Two Double Bedrooms and a Bathroom. Set in Low Maintenance Gardens with Spacious Driveway leading to the Detached Garage (with rear garden room), and Private Enclosed Rear Garden. Offered for sale with No Forward Chain subject to probate.



KITCHEN
3.60 X 3.03 (11'10" X 9'11")

LOUNGE
4.44 X 3.33 (14'7" X 10'11")

DINING ROOM
2.81 X 2.80 (9'3" X 9'2")

BATHROOM
2.19 X 1.78 (7'2" X 5'10")

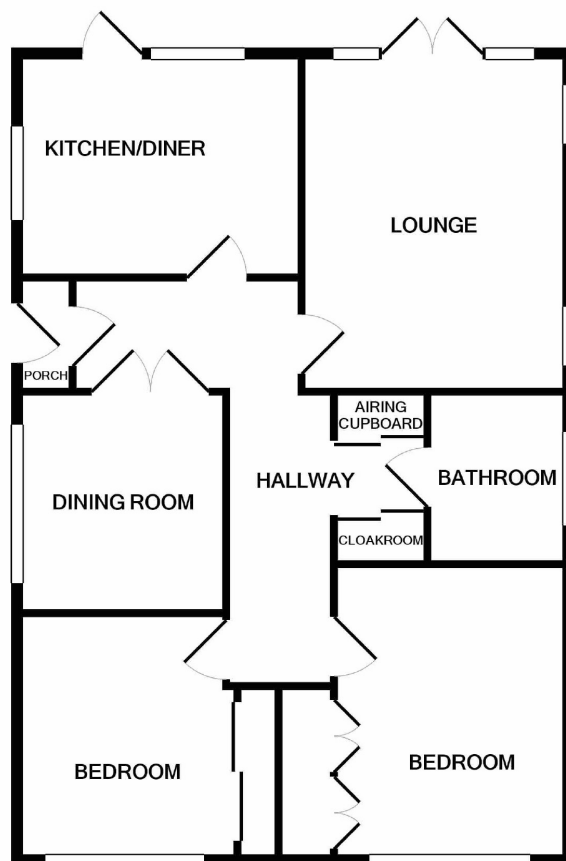
BEDROOM ONE
3.56 X 2.96 (11'8" X 9'9")

BEDROOM TWO
3.21 X 2.97 (10'6" X 9'9")

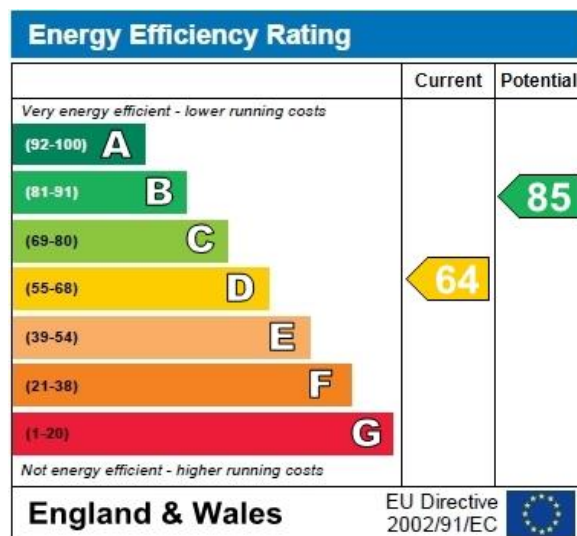
ATTIC / SHOWER ROOM

TENURE
Freehold





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VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed 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

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