

# ARGYLE

ESTATE AGENTS



20 Barkhouse Lane, Cleethorpes DN35 8RA  
£129,950

- Ideal First Time Buy
- Set in the Heart of Cleethorpes
- End Terrace
- Three Bedrooms
- Two Reception Lounges
- Kitchen Diner
- Modern Bathroom
- Front & Rear Gardens
- Viewing a Must



## OVERVIEW

Located close to the heart of Cleethorpes and just a minutes walk away from the promenade with its abundance of restaurants, cafes and bar you will find this delightful three bedroomed end terrace property situated in a quiet residential area ideal for first time buyers. Benefiting from gas central heating, uPVC double glazed and security alarm with modern accommodation featuring high skirting and deep coving. Whilst the accommodation briefly comprises of; Entrance Hallway, Kitchen Diner, Two Reception Lounge, Three well sized Bedrooms and well-equipped modern family bathroom. To the front of the property you will find a low maintenance garden with wall boundaries and to the rear private well sized garden. Viewing is highly recommended ideal for first time buyers.

## ENTRANCE

Leading to the property is a storm porch with original quarry tiled flooring and a uPVC door with glazed panel and having top and side light windows. The spacious entrance hallway is decorated with neutral tones and sets a welcoming feel for the rest of the family home. With tiled effect laminate flooring and carpeted staircase with wooden spindle banister rail, handy under stairs storage and fitted alarm panel.

## FIRST RECEPTION LOUNGE

3.71 X 2.48 (12'2" X 8'2")

Having a uPVC double glazed window to the front elevation and decorated in neutral tones, featuring deep coved ceiling and high skirting with carpeted flooring and a half glazed solid wood connecting door.

## SECOND RECEPTION LOUNGE

4.12 X 3.69 (13'6" X 12'1")

A very modern family room with neutral decoration and one wall of feature wood panelling having modern floating shelves and built in cables and HDMI for a wall mounted TV. Down lights fitted to the ceiling, carpeted flooring, a uPVC double glazed window to the rear elevation and a half glazed solid wood connecting door

## KITCHEN DINER

6.55 X 2.42 (21'6" X 7'11")

Featuring a modern solid wood kitchen in a Maple tone with contrasting work surfaces and matching splash backs and incorporating a five ring gas hob with extractor hood above, double electric oven with a space above for a microwave. Built in dishwasher, composite one and a half bowl sink/drainer, space for an automatic washing machine and tumble dryer behind matching unit doors and a space to allow for a free standing fridge/freezer. Decorated in modern tones with tiled flooring, down lights to the ceiling, wall mounted boiler and having ample room for a family dining table. Two uPVC double glazed windows to the side elevation and uPVC double glazed French doors leading to the private rear garden.

## LANDING

Having continued decoration from the entrance hallway, carpeted flooring and finished with solid wood connecting doors and matching solid wood spindle banister. You access the loft via the landing ceiling and it has partial boarding, electric and lighting with full insulation.

## MASTER BEDROOM

4.21 X 3.02 (13'10" X 9'11")

Located to the front of the property with a uPVC double glazed window, modern tones to the walls, carpeted flooring and featuring fitted wardrobes with white sliding doors.

## SECOND DOUBLE BEDROOM

3.59 X 2.95 (11'9" X 9'8")

Being of a good size with a uPVC double glazed window to the rear elevation, neutral decoration to the walls, carpeted flooring and original built in storage cupboards.

## THIRD BEDROOM

2.58 X 2.9 (8'6" X 9'6")

Having modern tones to the walls with carpeted flooring and a uPVC double glazed window to the rear elevation.





### FAMILY BATHROOM

1.59 X 1.58 (5'3" X 5'2")

Featuring a white three piece suite that comprises of; Panelled bath with shower over and glazed screen, corner hand wash basin set within a handy vanity unit and low flush wc. Having full modern tiling to the walls with vinyl tiled floor and an obscure Glazed uPVC window to the side elevation.

### OUTSIDE

To the front of the property you will find walled boundaries with a wrought iron entrance gate and a low maintenance garden laid with decorative stones and being edged with railway sleepers having a pathway leading to the property.

The private rear garden has fencing to all boundaries with a rear wooden access gate leading to a passage way and bin storage area. Featuring a paved patio area, lawn, decorative stone pathway and raised planted borders edged with railway sleepers. Timber shed with electrics and fitted alarm.

### 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 313131

Services: All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage Advice: Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our office on 01472 603929 to arrange an appointment.

Viewing: By appointment with the sole selling agents ARGYLE ESTATE AGENTS 31 SEA VIEW STREET CLEETHORPES we recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



**Viewing:** Please ring us to make an appointment to view. Our opening times are:  
Monday to Friday 9am to 5pm. Saturday 9am to 4pm. Sunday 11am to 1pm

**Mortgage Information:** We offer fully independent free mortgage and financial advice service.  
Remember that your home is at risk if you don't keep up repayments on a mortgage or other loan secured on it.

**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 verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

