

ARGYLE

ESTATE AGENTS



174 Clee Road, Grimsby DN32 8NG
£195,000

- Semi Detached Property
- Extended Accommodation
- Two Reception Rooms
- Kitchen, Conservatory
- Cloakroom
- FOUR Bedrooms
- Bathroom, Shower Room
- GCH, uPVC DG
- Off Road Parking

Traditional semi detached property located in this well established area, close to Clee Crescent and with easy access into Cleethorpes town centre and seafront. Offering well presented, extended accommodation comprising: hallway with cloakroom, bay fronted lounge with wood burning stove, a second reception room at the rear and an excellent fitted kitchen with open access into the conservatory. To the first floor are four bedrooms, a shower room and a bathroom. Benefiting from gas central heating and uPVC double glazing. The front of the property is laid to hard standing providing off road parking, lawned garden at the rear and a large garage/workshop. Viewing Highly Recommended.

ENTRANCE HALLWAY

Access is via an original style door into the hallway with wood effect laminate flooring, uPVC double glazed window to the side elevation, and radiator. Carpeted staircase with spindle balustrade and under stairs storage cupboard.

CLOAKROOM

1.30 X 1.17 (4'3" X 3'10")

Situated off the hallway providing a low flush w.c and wall mounted hand basin. With tiled flooring, radiator and a uPVC double glazed window to the side elevation. Wall mounted gas central heating boiler.



LOUNGE

4.21 X 3.77 (13'10" X 12'4")

Bay fronted lounge featuring an attractive brick chimney breast incorporating a wood burning stove. With wood effect laminate flooring, picture railing and radiator.



SECOND SITTING ROOM

4.48 X 3.31 (14'8" X 10'10")

A second good sized reception room with uPVC french doors into the conservatory. Decorative fire surround with marble hearth, wood effect laminate flooring, plate railing and radiator.



KITCHEN

4.93 X 2.50 (16'2" X 8'2")

A well appointed kitchen with open access into the conservatory. Fitted with mid grey coloured units, complementary work surfaces and tiled splashbacks. Incorporating a ceramic sink/drainers with a chrome mixer tap, integrated dishwasher and space within base unit for a fridge. A mock chimney breast feature incorporating a range cooker with extractor above. Wood effect laminate flooring, radiator and uPVC double glazed windows to the side and rear elevation.



CONSERVATORY

3.92 X 2.44 (12'10" X 8'0")

Currently used as a dining room the conservatory is uPVC double glazed with french doors leading onto the rear garden.

FIRST FLOOR LANDING

With continued spindle balustrade and carpeted flooring.



BEDROOM ONE

4.94 X 2.53 (16'2" X 8'4")

This extended bedroom is situated at the rear having a uPVC double glazed window overlooking the rear garden. Dressing area with laminate flooring, and a range of fitted wardrobes with mirrored sliding doors. The remaining area has carpeted flooring and a radiator.



BATHROOM

2.22 X 1.63 (7'3" X 5'4")

Fitted with a panelled bath and pedestal wash basin. With partly tiled walls, radiator, uPVC obscure glazed window to the front of the property, and access into the loft space.

BEDROOM TWO

3.76 X 3.48 (12'4" X 11'5")

A second double bedroom with a uPVC double glazed window to the front elevation. Fitted with a range of wardrobes with sliding doors, carpeted flooring, picture railing and radiator.



OUTSIDE

The front of the property is mainly laid to hard standing providing off road parking and has sheltered side access to the rear. Good sized garden at the rear with lawn, a patio area, and fencing to the boundaries.

BEDROOM THREE

3.85 X 3.02 (12'8" X 9'11")

A further double bedroom with a uPVC double glazed window to the rear elevation. Fitted with a range of wardrobes, carpeted flooring, picture railing and radiator.

BEDROOM FOUR

3.53 X 2.05 (11'7" X 6'9")

The property has been extended at the side to provide a fourth bedroom. With a uPVC double glazed window to the front elevation, carpeted flooring and radiator.

SHOWER ROOM

1.56 X 1.32 (5'1" X 4'4")

Adjacent to the fourth bedroom this addition to the property is fitted with a large shower cubicle having a thermostatic shower, and a low flush w.c. With laminate flooring, radiator, and a uPVC double glazed window to the rear elevation.

DETACHED GARAGE/WORKSHOP

8.10 X 2.75 (26'7" X 9'0")

Providing ample storage space, with power and light.

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.

