

# ARGYLE

ESTATE AGENTS



**1 Taylors Court, Cleethorpes DN35 8TZ**  
**Chain Free £165,000**

### Key Features:

- Three Bedroom Semi Detached Property
- Excellent Location, Close To The Seafront
- Tastefully Modernised Accommodation
- New Kitchen Diner With Bosch Appliances
- Bay Fronted Lounge, Cloakroom/WC
- En-Suite Shower Room, Family Bathroom
- New Carpets/Flooring, Decorated Throughout
- Gas Central Heating, uPVC Double Glazing
- Lawned Front & Rear Garden
- Allocated Car parking at rear

Located on Taylors Avenue, a short distance to the town centre and seafront, viewing is highly recommended of this updated semi detached home, offered for sale with no forward chain. Offering tastefully modernised accommodation boasting a stylish newly fitted kitchen with central island and Bosch appliances. Bay fronted lounge, and cloakroom/WC. To the first floor a master bedroom with en-suite shower room, two further bedrooms, and a modern family bathroom. Complete with new decor and fitted with new carpets/flooring throughout. Standing in lawned gardens, with good sized rear garden and benefiting from off road parking at the rear.





### ENTRANCE HALL

Access via uPVC door into the hall with wood effect laminate flooring, central heating radiator, and carpeted staircase rising to the first floor.

### CLOAKROOM/WC

**1.46 X 0.97 (4'9" X 3'2")**

Situated off the hallway, fitted with a low flush WC with concealed cistern, and wall mounted hand basin with chrome mixer tap. Continued laminate flooring.

### LOUNGE

**6.26 X 2.86 (20'6" X 9'5")**

Bay fronted lounge with carpeted floor, central heating radiator, and open access to the kitchen diner.

### KITCHEN DINER

**5.05 X 3.50 (16'7" X 11'6")**

Stylishly equipped with modern white coloured units having complementary work surfaces incorporating a resin sink/drainage with chrome mixer tap. Central Island providing further storage and food preparation, and incorporating a breakfast bar. Bosch appliances include a built-in electric oven, and gas hob with chimney style extractor over. Plumbing for a washing machine, and space for a fridge/freezer. Wall unit housing the gas central heating boiler. UPVC window to the rear elevation.

Dining space with central heating radiator, and uPVC french doors to the rear garden. Continued laminate flooring throughout.

### FIRST FLOOR LANDING

With loft access.

### MASTER BEDROOM

**3.67 X 2.95 (12'0" X 9'8")**

With a uPVC window to the front elevation, central heating radiator, and carpeted floor.

### EN-SUITE SHOWER ROOM

**2.96 X 1.00 (9'9" X 3'3")**

Fitted with a tiled shower enclosure with electric shower and bi-fold door. Pedestal wash basin with chrome mixer tap, and a low flush WC. Central heating radiator, and vinyl flooring.

### BEDROOM TWO

**3.95 X 2.98 (13'0" X 9'9")**

A second double bedroom, with a uPVC window to the rear elevation, central heating radiator, and carpeted floor.

### BEDROOM THREE

**2.66 X 2.28 (8'9" X 7'6")**

With a uPVC window to the rear elevation, central heating radiator, and carpeted floor.

### FAMILY BATHROOM

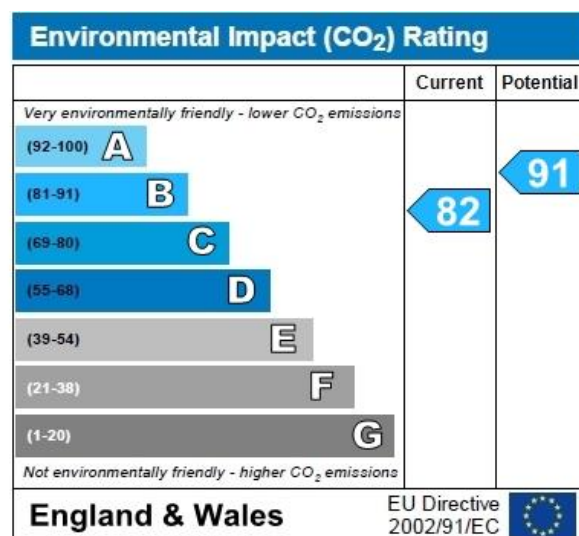
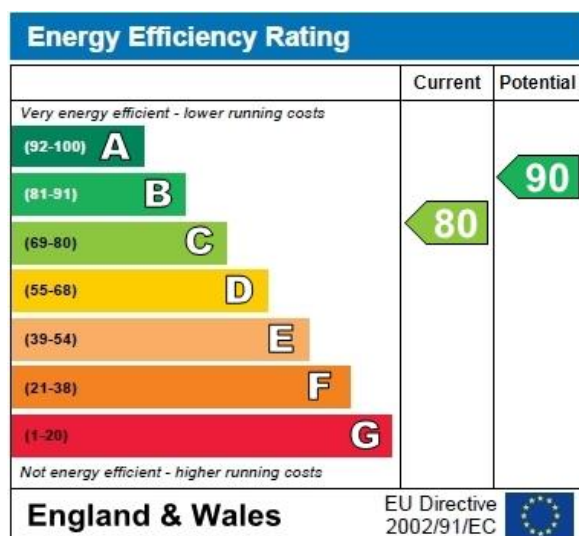
**2.32 X 1.98 (7'7" X 6'6")**

Fitted with a modern suite comprising a panelled bath with bath/shower mixer. Wall mounted wash basin with chrome mixer tap, and a low flush WC with concealed cistern. Tiled splashbacks, vinyl flooring, central heating radiator, and a uPVC obscure glazed window to the front elevation.

### OUTSIDE

The front of the property is laid to lawn, with pathway leading to the canopied entrance. Side access to the rear garden which is a good size and mainly laid to lawn. Timber shed, fencing to the boundaries and gated access directly to the parking forecourt situated at the rear of the property, with vehicular access via Wendover Rise.





#### 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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