

ARGYLE

ESTATE AGENTS



93 Oxford Street, Cleethorpes DN35 8RE
Offers in excess of £230,000

Key Features:

- Traditional Semi Detached Property
- Central Cleethorpes Location
- Spacious & Well Presented Accommodation
- Period Features, High Ceilings Throughout
- Two Reception Rooms, Kitchen, Utility Room
- Modern Shower Room/WC To The Ground Floor
- Three Double Bedrooms, Family Bathroom
- Gas Central Heating
- Courtyard Style Rear Garden
- Driveway, Detached Garage At Rear

A three double bedroomed period property built circa 1911, oozing traditional charm and character throughout. Located in this highly sought after area, close to St.Peters Avenue and Sea View Street, and a short stroll to the resorts seafront. The area also continues to prove popular with family purchasers wanting access to the well regarded Signhills Academy. The property offers well proportioned accommodation with two good sized reception rooms, kitchen and the recent addition of a utility room and modern shower room/wc. To the first floor are three double bedrooms, and a family bathroom. Gas centrally heated and uPVC double glazed with the exception of the front bay window and entrance door. Outside, the property has off road parking and a detached garage at the rear (with easy access via Brooklands Avenue) and a pleasant courtyard style garden. A lovely home. Viewing Highly Recommended.



ENTRANCE

An original style hardwood door gives access into the hall, featuring the original staircase with under stairs storage cupboard. Central heating radiator, carpeted floor, and feature window into the kitchen.

LIVING ROOM

4.86 X 4.13 (15'11" X 13'7")

Situated at the front of the property featuring the original stained glass bay window. Chimney breast with attractive stone surround having granite back and hearth incorporating an inset electric fire (or having the option for an open fire). Central heating radiator, and carpeted floor.

DINING ROOM

5.45 X 3.43 (17'11" X 11'3")

A further good sized room featuring an Art Deco fireplace incorporating an electric fire (also having the option for an open fire). With a uPVC bay window to the rear elevation, central heating radiator and carpeted floor.

KITCHEN

3.62 X 3.18 (11'11" X 10'5")

Fitted with a good range of solid wood base and wall mounted units having contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink/drainer and chrome mixer tap, electric double oven and gas hob with extractor over, and an integrated fridge. Tiled floor, central heating radiator, and a uPVC window to the rear elevation.

UTILITY ROOM

2.72 X 1.69 (8'11" X 5'7")

With continued tiled floor, the utility room is fitted with a tall storage cupboard housing the gas central heating combi boiler. Work top with space below for a washing machine and tumble dryer, and recess for a tall freezer. Central heating radiator. UPVC window to the side elevation and a uPVC door to the rear garden.

SHOWER ROOM/WC

2.13 X 2.00 (7'0" X 6'7")

Equipped with a stylish modern suite comprising a walk-in tiled shower enclosure with Mira electric shower and glazed screen. Wall mounted pedestal wash basin with chrome mixer tap, and a low flush wc. Chrome towel radiator, continued tiled floor, and uPVC obscure glazed windows to the side and rear elevation.

FIRST FLOOR LANDING

With continued spindle balustrade, and carpeted floor.

BEDROOM ONE

4.20 X 3.82 (13'9" X 12'6")

With a uPVC window to the front elevation, a well proportioned room fitted with a good range of wardrobes and inset dressing table. Central heating radiator, and carpeted floor.

BEDROOM TWO

4.16 X 3.25 (13'8" X 10'8")

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

BEDROOM THREE

3.42 X 3.11 (11'3" X 10'2")

A further double bedroom, benefiting from a range of fitted wardrobes. With a uPVC window to the rear elevation, central heating radiator, carpeted floor and access to the insulated loft space.

BATHROOM

2.27 X 2.18 (7'5" X 7'2")

Fitted with a modern suite comprising a panelled bath with Aqualisa thermostatic shower over and glazed screen. Vanity unit with wash basin and chrome mixer tap, and a low flush wc with concealed cistern. Chrome towel radiator. Tiled effect acrylic wall panelling, and oak effect Karndean flooring. UPVC obscure glazed window to the front elevation.

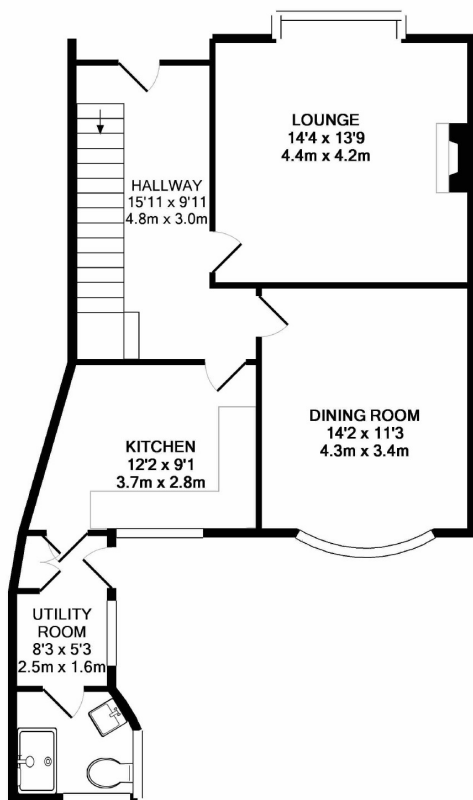
OUTSIDE

The property stands adjacent to Brooklands Avenue, allowing easy access to the off road parking and detached garage at the rear. There is also a side entrance gate to the pleasant courtyard style rear garden.

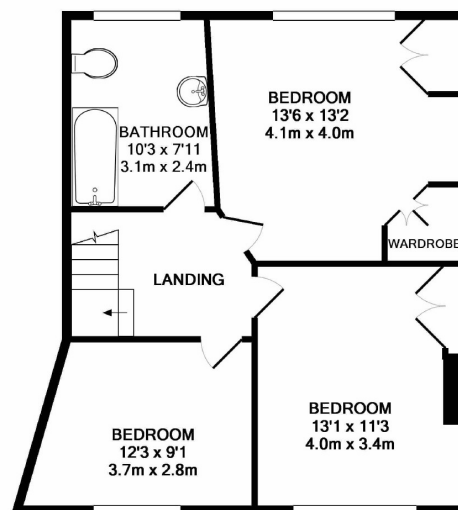
GARAGE

A detached garage situated at the rear, with power, light and side courtesy door to the rear garden.





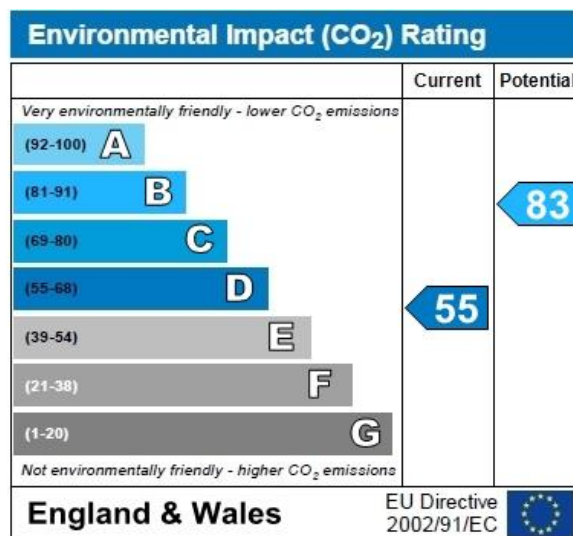
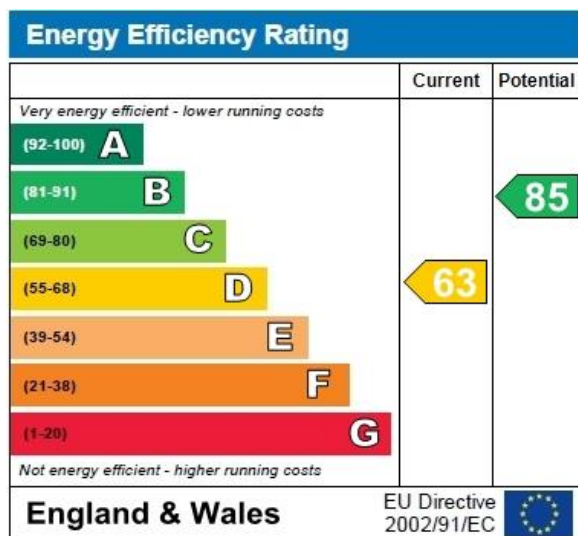
GROUND FLOOR
APPROX. FLOOR
AREA 660 SQ.FT.
(61.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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