

ARGYLE

ESTATE AGENTS



6 Richmond Road, Cleethorpes DN35 8PD
£120,000

Key Features:

- Mid Link Property With Off Road Parking
- Conveniently Located For Town Centre & Seafront
- Lounge, Kitchen Diner
- Two Double Bedrooms
- Potential To Convert Into Three Bedrooms
- Bathroom (Shower Over Bath)
- Gas Central Heating, uPVC Double Glazing
- Pleasant Rear Garden, Storage Outbuilding

A two bedroom mid link property located in this popular and convenient area lying just off Highgate, a short distance to St. Peter's Avenue and the Seafront. Offering good sized accommodation comprising; entrance hall, front facing lounge, and full width kitchen diner at the rear. To the first floor a large double bedroom which has potential to be divided to create a third bedroom. There is a further double bedroom and a family bathroom. Externally, the property benefits from off road parking at the front, and a well maintained garden to the rear with storage outbuilding. Viewing Highly Recommended.



ENTRANCE HALLWAY

Access via uPVC door into the hall, with a uPVC obscure glazed window to the front elevation. Fitted with bamboo effect laminate flooring, and central heating radiator. Carpeted staircase with under stairs storage recess.

LOUNGE

4.11 X 3.27 (13'6" X 10'9")

Accessed through double doors from the hallway, a front facing lounge with gas fire having a wood surround and granite hearth. Central heating radiator and carpeted floor.

KITCHEN/DINER

6.06 X 3.11 (19'11" X 10'2")

A spacious full width dining kitchen fitted with a range of cream units and contrasting work surfaces. Incorporating a stainless steel sink/drainer, electric oven and gas hob with chimney style extractor over. Plumbing for a washing machine, and space for further appliances. Unit housing the gas central heating boiler. UPVC window to the rear elevation, and uPVC french doors to the rear garden. Ample dining space with central heating radiator. Vinyl tiled floor throughout.

FIRST FLOOR LANDING

With central heating radiator, carpeted floor and access to the loft space.

MASTER BEDROOM

5.56 X 3.29 (18'3" X 10'10")

A large double bedroom with two uPVC windows to the front elevation. With fitted wardrobes, over bed storage, plus a large useful built-in storage cupboard. Central heating radiator, and carpeted floor.

SECOND DOUBLE BEDROOM

3.38 X 3.17 (11'1" X 10'5")

A further double bedroom, with a uPVC window to the rear elevation. Built-in storage cupboard, central heating radiator and carpeted floor.

BATHROOM

3.17 X 1.34 (10'5" X 4'5")

Fitted with a white suite comprising a panelled bath with thermostatic shower over. Pedestal wash basin and a low flush wc. Central heating radiator, vinyl flooring, and a uPVC obscure glazed window to the rear elevation.

OUTSIDE

Block paved driveway to the front, with planted borders either side. Gated access to the side passageway leading to the rear garden. A well maintained lawned garden which is not overlooked from the rear. With various tree and shrub borders, and decked patio area. There is an outbuilding providing useful storage, and fencing to the boundaries.



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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