

ARGYLE

ESTATE AGENTS



81 Highgate, Cleethorpes DN35 8NS
£189,950

Key Features:

- Three Bedroom Semi Detached Property
- Enviaible Town Centre Location
- Front Facing Kitchen Diner
- Utility Room, Cloakroom/WC
- Rear Lounge, Conservatory
- En-Suite Shower Room, Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- Underfloor Heating To The Ground Floor
- Block Paved Driveway
- Good Sized Low Maintenance Rear Garden

Found in this most convenient area, located minutes from St. Peter's Avenue and the Seafront, a three bedroom semi detached home presented in excellent order throughout. Built just seven years ago, the property offers deceptively spacious accommodation and stands with block paved driveway and a good sized low maintenance rear garden. Accommodation to the ground floor which benefits from underfloor heating, comprises; Entrance Hall, Cloakroom/WC, front facing Kitchen Diner, Utility Room, and at the rear a full width Lounge leading to the Conservatory. To the first floor a Master Bedroom with fitted wardrobes and En-Suite Shower Room, two further Bedrooms and a family Bathroom.

A lovely home ...Viewing Highly Recommended.



ENTRANCE HALL

Access via uPVC door into the hall with carpeted floor. Staircase with spindle balustrade and understairs storage cupboard.

CLOAKROOM/WC

1.98 X 0.73 (6'6" X 2'5")

Fitted with a low flush wc, and vanity unit incorporating a wash basin and chrome mixer tap. Tiled floor and partly tiled walls.

KITCHEN DINER

3.73 X 3.01 (12'3" X 9'11")

Fitted with a range of white tongue and groove style units having contrasting work surfaces and tiled splashbacks. Incorporating a resin sink/drainage and chrome mixer tap, electric oven and gas hob with extractor over. Tiled floor. UPVC window to the front elevation, and a uPVC door to the side of the property.

UTILITY ROOM

3.03 X 1.14 (9'11" X 3'9")

Providing further storage and work surfaces, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Continued tiled floor, and a uPVC obscure glazed window to the side elevation.

LOUNGE

5.01 X 3.62 (16'5" X 11'11")

Situated at the rear, a full width lounge featuring a limestone fireplace incorporating an inset gas fire. Carpeted floor, and access into the conservatory.

CONSERVATORY

3.78 X 2.74 (12'5" X 9'0")

A uPVC double glazed conservatory with brick base. Tiled floor, and french doors to the rear garden.

FIRST FLOOR LANDING

With continued spindle balustrade, central heating radiator and carpeted floor. Access to the insulated loft space via drop down ladder.

MASTER BEDROOM

4.29 X 3.01 (14'1" X 9'11")

Equipped with co-ordinating fitted wardrobes and bedside chests. Central heating radiator, carpeted floor, and a uPVC window to the rear elevation

EN-SUITE SHOWER ROOM

3.03 X 0.84 (9'11" X 2'9")

Fitted with a shower enclosure having a thermostatic shower and glazed door. Pedestal wash basin with chrome mixer tap, and a low flush wc. Fully tiled walls, and vinyl flooring.

BEDROOM TWO

3.53 X 3.03 (11'7" X 9'11")

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

BEDROOM THREE

3.10 X 1.48 (10'2" X 4'10")

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

BATHROOM

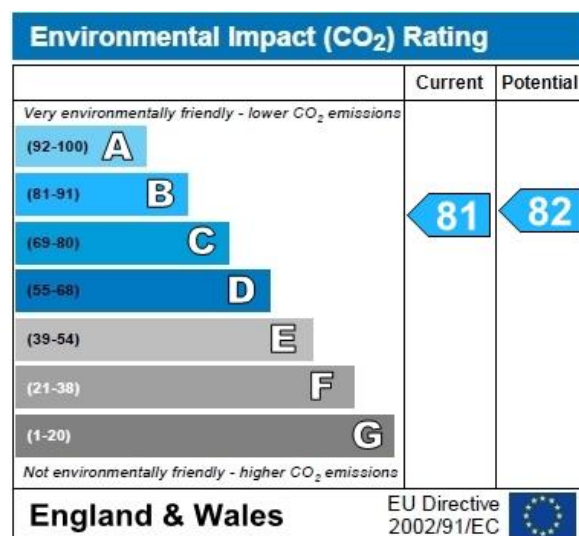
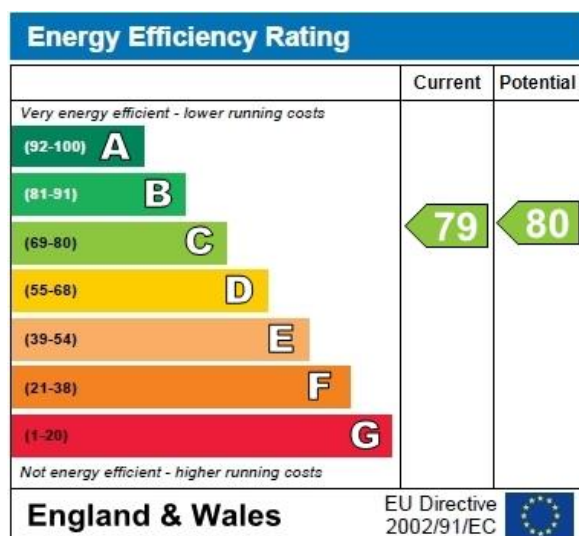
1.98 X 1.83 (6'6" X 6'0")

Fitted with a white suite comprising a tiled panelled bath having a chrome mixer tap and shower over. Pedestal wash basin with chrome taps, and a low flush wc. Chrome towel radiator. Tiling to the walls, and vinyl flooring. UPVC obscure glazed window to the front elevation.

OUTSIDE

The front of the property is approached via a shared entrance with double wrought iron gates. Block paving to the driveway providing off road parking, and continuing down the side passageway. The rear garden is a good size and enjoys a good degree of privacy. Designed with low maintenance in mind, having artificial lawn, paved patio, and raised timber decking to the very rear. Gated access to the front, and feather edge 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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