ARGYLE
ESTATE AGENTS

81 Highgate, Cleethorpes DN35 8NS
£189,950

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www.argyleestateagents.co.uk

Key Features:

- Three Bedroom Semi Detached Property
- Enviable 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/drainer 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

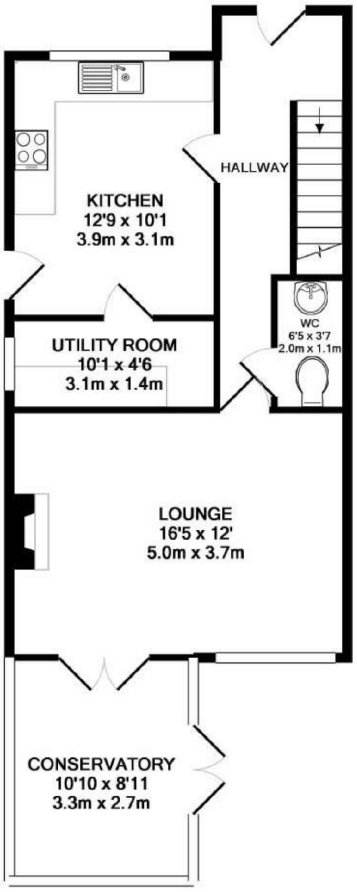
EN-SUITE SHOWER ROOM
3.03 X 0.84 (9'11" X 2'9")
Fitted with a shower enclosure having a thermostatic shower and glazed door. Pedestal wash basin with chrome mixer tap, and a low flush wc. Fully tiled walls, and vinyl flooring.

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.

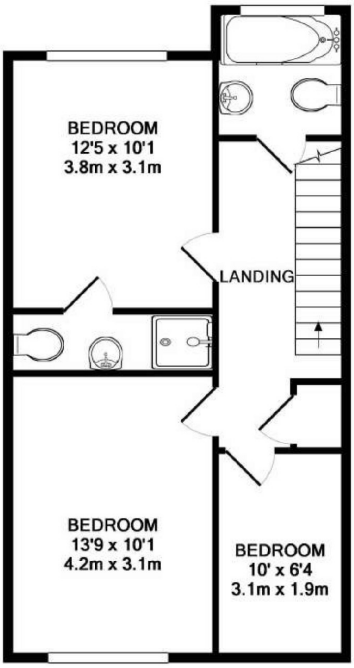
BEDROOM THREE
3.10 X 1.48 (10'2" X 4'10")
With a uPVC window to the rear elevation, built-in wardrobe, central heating radiator and carpeted floor.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 493 SQ.FT.
(45.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.6 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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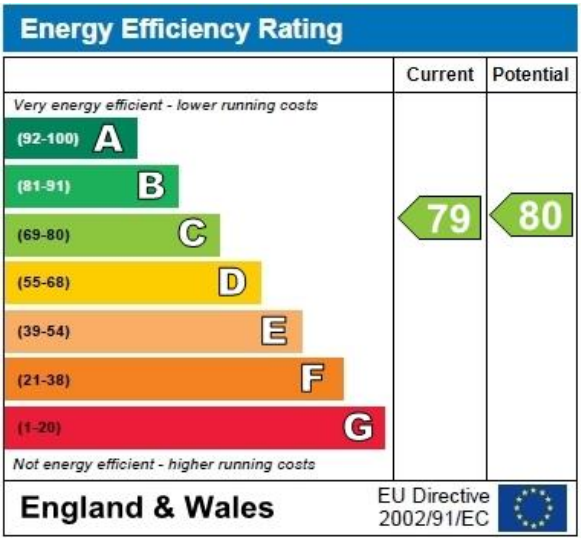

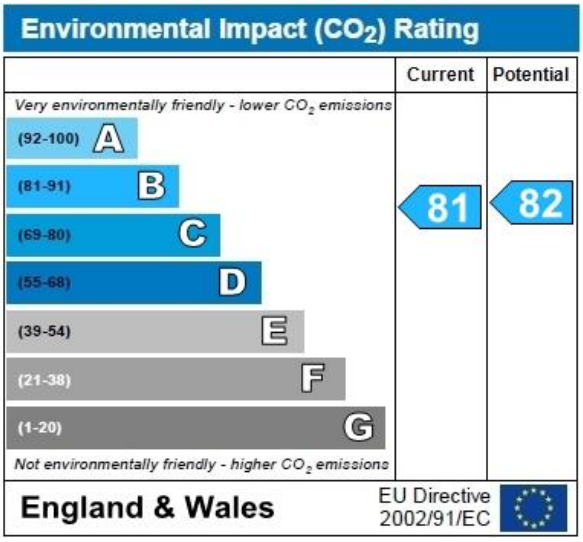

VIEWINGS

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 confirrmed 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

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. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not includeds within this sale.

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