

# ARGYLE

ESTATE AGENTS



**142 Blundell Avenue, Cleethorpes DN35 7RJ**  
**£75,000**



### Key Features:

- MID TERRACE PROPERTY
- BAY FRONTED LOUNGE
- DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- LARGER THAN AVERAGE SIZED BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDEN

LOCATED CLOSE TO SIDNEY PARK...A Mid Terrace Property situated in this well established residential area lying just off Brereton Avenue, with easy access into Cleethorpes and Grimsby Town Centre. Offering accommodation briefly comprising; Bay Fronted Lounge leading through double doors to the Dining Room, and a Modern Fitted Kitchen at the rear. To the first floor are Two Double Bedrooms and a Larger Than Average Sized Bathroom. Front and Rear Garden.



### ENTRANCE PORCH

Access to the property is via a uPVC door into the porch with further door into the lounge.

### LOUNGE

**3.84 X 3.48 (12'7" X 11'5")**

Bay fronted lounge with decorative black fire surround incorporating an inset electric fire, marble back and hearth. Central heating radiator and carpeted floor. Glazed double doors to:-

### DINING ROOM

**3.98 X 3.87 (13'1" X 12'8")**

With a uPVC window to the rear elevation, two central heating radiators, and carpeted floor. Staircase with under stairs storage cupboard.

### KITCHEN

**4.43 X 2.57 (14'6" X 8'5")**

Fitted with wood effect wall and base units with contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink/drainage with chrome mixer tap, built-in electric oven and gas hob with chimney style extractor over. Plumbing for a washing machine and space for further appliances. Tile effect laminate flooring. Central heating radiator. UPVC windows to the side and rear elevation, and uPVC door to the rear garden.

### FIRST FLOOR LANDING

Split level landing with access to the loft space.

### BEDROOM ONE

**4.44 X 3.63 (14'7" X 11'11")**

A large double bedroom with a uPVC window to the front elevation, central heating radiator and wood effect laminate flooring.

### BEDROOM TWO

**3.78 X 2.81 (12'5" X 9'3")**

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

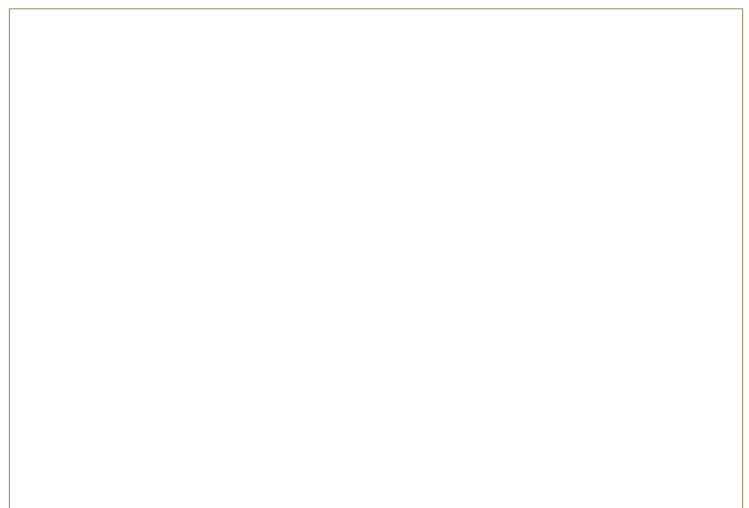
### BATHROOM

**2.54 X 2.41 (8'4" X 7'11")**

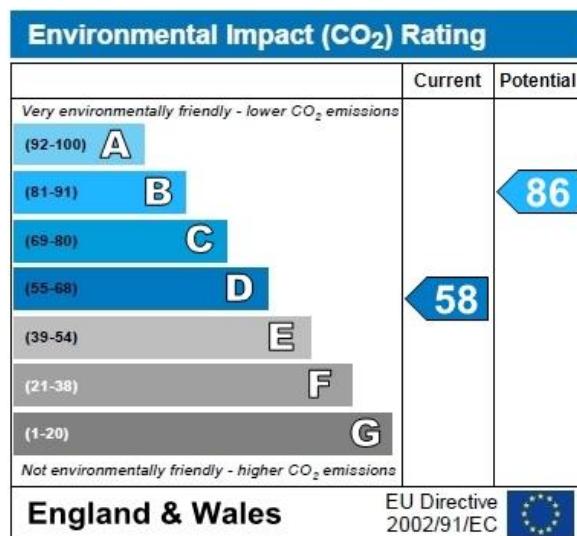
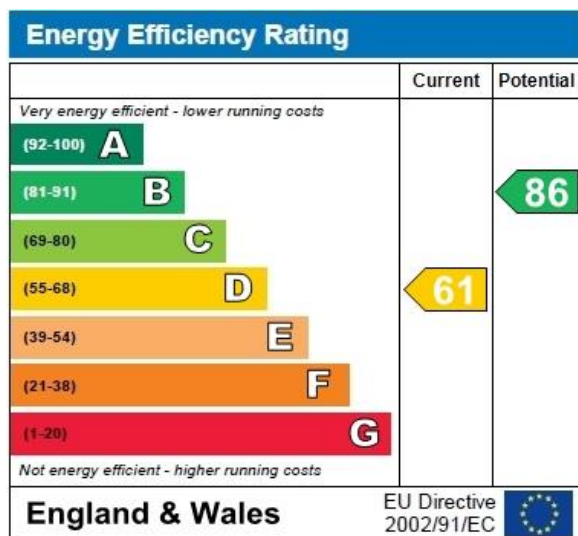
Fitted with a white shell design suite comprising a panelled bath with chrome bath/shower mixer tap and tiled splashback. Pedestal wash basin and a low flush wc. Wall mounted gas central heating boiler. Central heating radiator, extractor fan, vinyl flooring, and a uPVC obscure glazed window to the rear elevation.

### OUTSIDE

Front garden leading to canopied entrance door, and rectangular rear garden with access to side/rear passageway.







#### 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

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 included within this sale.

