

# ARGYLE

ESTATE AGENTS



**31 Lestrangle Street, Cleethorpes DN35 7HF**  
**£90,000**

### Key Features:

- Two Double Bedroom Mid Terrace
- Convenient Location Of Cleethorpes
- Well Presented Accommodation
- Well Appointed Newly Fitted Kitchen Diner
- Through Lounge/Dining Room
- Large Bathroom
- Gas Central Heating (New Radiators)
- uPVC Double Glazing
- Rear Garden With Lawn & Patio

A Two Bedroom Mid Terrace Property located in this well established area, a short distance from the seafront and with easy access to both Cleethorpes and Grimsby Town Centre. Well presented throughout, the accommodation comprises Entrance Hall, a through Lounge/Dining Room, and benefiting from a newly fitted Kitchen Diner with integrated appliances. To the first floor are Two Double Bedrooms, and a larger than average sized Bathroom. New Roof. Gas centrally heated with new radiators, and uPVC double glazed. Rear garden with patio and lawn.





### ENTRANCE HALL

Access via a uPVC entrance door into the porch with further door into the hall. With central heating radiator, wood effect vinyl flooring, and carpeted staircase rising to the first floor.

### LOUNGE/ DINING ROOM

**8.34 X 3.11 (27'4" X 10'2")**

With continued vinyl flooring into the dining room having a uPVC window to the rear elevation, central heating radiator and understairs storage cupboard. Lounge with uPVC bay window to the front elevation, central heating radiator and carpeted floor.

### KITCHEN DINER

**5.20 X 2.61 (17'1" X 8'7")**

A modern fitted kitchen featuring shaker style units with complementary work surfaces incorporating a breakfast bar. Resin sink/drainers with chrome mixer tap, built-in electric oven and microwave, and induction hob with chimney style extractor over. Plumbing for a washing machine and space for further appliances. Gas central heating boiler housed within wall unit. Rustic wood effect tiled floor. Central heating radiator. UPVC windows to the side and rear elevation and a uPVC door to the side of the property.

### FIRST FLOOR LANDING

Split level landing with spindle balustrade, and access to the loft space.

### BEDROOM ONE

**4.01 X 3.34 (13'2" X 10'11")**

With a uPVC window to the front elevation, central heating radiator and carpeted floor. Fitted wardrobes incorporating a dressing table.

### BEDROOM TWO

**4.06 X 2.31 (13'4" X 7'7")**

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

### BATHROOM

**3.60 X 2.41 (11'10" X 7'11")**

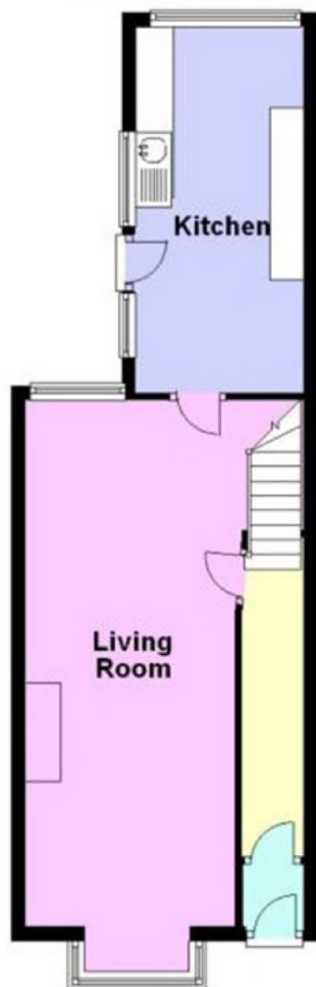
A larger than average sized bathroom fitted with a P shaped panelled bath having a tiled splashback, chrome mixer tap and thermostatic shower over. Pedestal wash basin with chrome mixer tap, and a low flush wc. Fitted storage cupboard and dressing table. Central heating radiator. Vinyl floor. UPVC obscure glazed windows to the side and rear elevation.

### OUTSIDE

Paved front garden, and rectangular rear garden with crazy paving and raised lawn with planted border. Timber shed, and gated access to the rear passageway.




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	<b>80</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### 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.

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