

# ARGYLE

ESTATE AGENTS



**9 Reynolds Street, Cleethorpes DN35 7TP**  
**£135,000**



## Key Features:

- Immaculately Presented Semi Detached Property
- Convenient Cleethorpes Location
- Opposite Reynolds Primary Academy
- Sussex Recreation Ground To The Rear
- Through Lounge/Dining Room, Cloakroom/WC
- Well Appointed Kitchen Diner, Conservatory
- Three Bedrooms, Modern Bathroom
- Quality Fitted Wardrobes To Both Double Bedrooms
- Gas Central Heating, uPVC Double Glazing
- Well Maintained Rear Garden, Outdoor Store

PARK VIEWS TO THE REAR...Found in this well established area of Cleethorpes, a short distance from the town centre and seafront, a Three Bedroom Semi Detached Property presented to an excellent standard throughout. Suited to a variety of purchasers including first time buyers and young families alike with the benefit of Reynolds Primary Academy located opposite, and Sussex Recreation Ground at the rear. The current owners have improved and well maintained the property presenting a lovely home in immaculate ready to move into condition. Accommodation comprising Entrance Hall with Cloakroom/WC, a through Lounge/Dining Room, a well appointed Kitchen Diner, and Conservatory at the rear. To the first floor are Two Double Bedrooms both featuring superb fitted wardrobes, a third Bedroom and modern family Bathroom. Outside the property stands with lawned rear garden.





### ENTRANCE HALL

Access to the property is via a uPVC door into the hall with central heating radiator and carpeted floor. Staircase rising to the first floor, and understairs storage cupboard.

### CLOAKROOM/WC

**1.61 X 0.74 (5'3" X 2'5")**

A fully tiled modern cloakroom fitted with a low flush wc and wall mounted hand basin with chrome mixer tap. Central heating radiator, and an obscure glazed window to the side elevation.

### LOUNGE/DINING ROOM

**9.06 X 3.34 (29'9" X 10'11")**

Bay fronted lounge with central heating radiator and carpeted floor. Archway to dining room (or further sitting room) with brick fireplace incorporating an inset coal effect gas fire, marble back and hearth. Continued carpeted floor, central heating radiator, and a uPVC window to the conservatory.

### KITCHEN DINER

**5.10 X 2.34 (16'9" X 7'8")**

A well appointed kitchen fitted with a good range of base and wall mounted units with contrasting work surfaces/splashback and breakfast bar. Incorporating a resin sink/drainage with chrome mixer tap, built-in electric oven/grill and ceramic hob with extractor over. Integrated fridge/freezer and space within base units for a washing machine and tumble dryer. Wall unit housing the gas central heating boiler. Central heating radiator. Tiled floor. UPVC window to the rear elevation. Access to:-

### CONSERVATORY

**3.26 X 2.75 (10'8" X 9'0")**

A uPVC conservatory with brick base. Central heating radiator, carpeted floor and access to the rear garden.

### FIRST FLOOR LANDING

With a uPVC window to the side elevation, carpeted floor, and access to the loft space via drop down ladder.

### BEDROOM ONE

**3.48 X 3.38 (11'5" X 11'1")**

Featuring a superb range of full width gloss/limed oak style fitted wardrobes with sliding doors, coordinating headboard and bedside chest. Central heating radiator, carpeted floor, and a uPVC window to the front elevation.

### BEDROOM TWO

**3.73 X 3.06 (12'3" X 10'0")**

A second double bedroom also featuring quality fitted wardrobes/drawers, with centre chimney breast having power in situ for a wall mounted tv. Central heating radiator, carpeted floor, and a uPVC window to the rear elevation - views of Sussex Recreation Ground.

### BEDROOM THREE

**2.38 X 1.83 (7'10" X 6'0")**

With a uPVC window to the rear elevation also with park views. Central heating radiator and laminated flooring.

### FAMILY BATHROOM

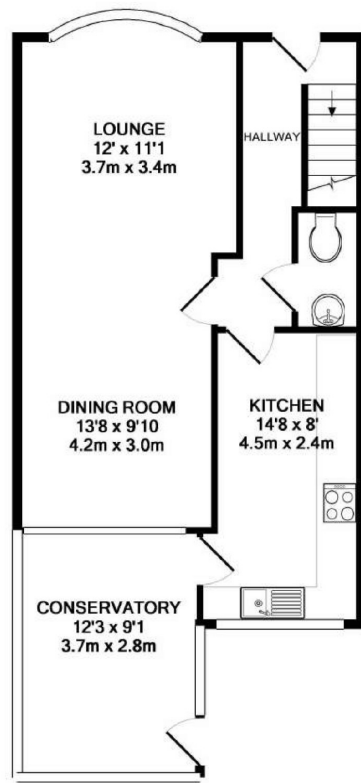
**1.96 X 1.65 (6'5" X 5'5")**

Fitted with a modern suite comprising a panelled bath with chrome taps, electric shower over and Mermaid panel splashback. Pedestal wash basin with chrome mixer tap, and a low flush wc. Tiled walls, vinyl flooring, chrome towel radiator, and a uPVC obscure glazed window to the front elevation.

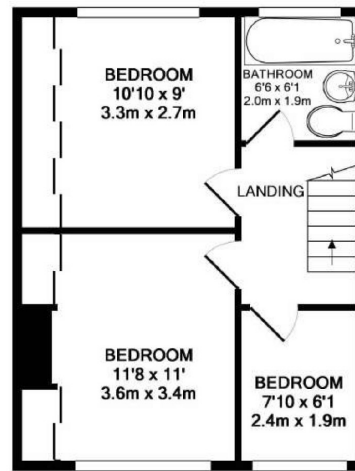
### OUTSIDE

Low maintenance front garden with planted corner border, and side gated access to the rear garden. A pleasant rectangular rear garden backing onto Sussex Recreation Ground. With shaped lawn having planted borders/beds. Timber shed, and useful store with power and light.





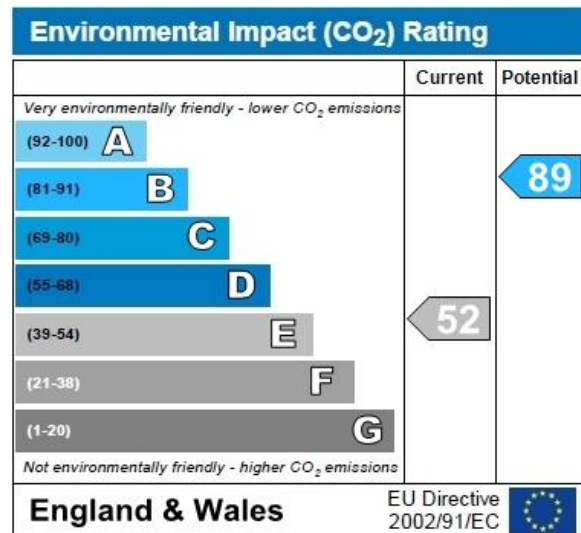
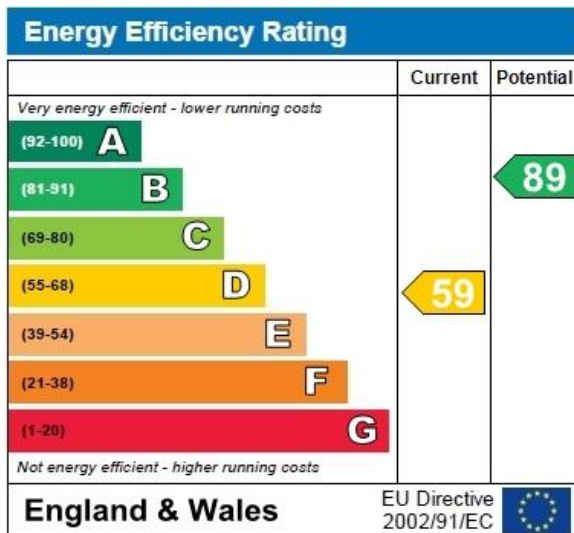
GROUND FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.4 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 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.

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