

# ARGYLE

ESTATE AGENTS



**43 Dugard Road, Cleethorpes DN35 7SD**  
**£130,000**

## Key Features:

- Three Bedroom Semi Detached Property
- Refurbishment/Modernisation Required
- Central To Cleethorpes & Grimsby Town Centre
- Bay Fronted Lounge, Dining Room
- Kitchen, Pantry
- Three Bedrooms, Bathroom
- Gas Central Heating
- Front & Rear Garden, Driveway, Garage

BLANK CANVAS FOR MODERNISATION...OFFERED WITH NO FORWARD CHAIN.

A Three Bedroom Semi Detached Property situated off Carr Lane and Queen Mary Avenue, centrally located with easy access into Cleethorpes and Grimsby Town Centre. Accommodation comprising; Entrance Hall, Bay Fronted Lounge, Dining Room, Galley Style Kitchen With Pantry, and to the first floor are Three Bedrooms and a Bathroom. Good Sized Front and Rear Gardens, Driveway and Garage.





### ENTRANCE HALLWAY

Access via uPVC door into the hall. With a uPVC double glazed window to the side elevation, central heating radiator and staircase rising to the first floor.

### LOUNGE

**4.91 X 3.50 (16'1" X 11'6")**

Bay fronted lounge with central heating radiator, and glazed sliding doors to the dining room.

### DINING ROOM

**4.52 X 3.49 (14'10" X 11'5")**

With uPVC double glazed french style doors opening to the rear garden, and central heating radiator.

### KITCHEN

**4.72 X 2.12 (15'6" X 6'11")**

A galley style kitchen fitted with base and wall mounted units, and work surfaces incorporating a sink/drain. Built-in electric oven and gas hob with extractor over. Plumbing for a washing machine and space for further appliances. Floor standing gas central heating boiler. Understairs Pantry. UPVC double glazed windows to the side and rear elevation, and a uPVC door to the side of the property.

### FIRST FLOOR LANDING

With a double glazed window to the side elevation, and access to the loft space.

### BEDROOM ONE

**3.88 X 3.50 (12'9" X 11'6")**

With a double glazed window to the front elevation, fitted wardrobes and central heating radiator.

### BEDROOM TWO

**3.50 X 3.48 (11'6" X 11'5")**

A second double bedroom, with a double glazed window to the rear elevation. Fitted wardrobes housing the hot water cylinder. Central heating radiator.

### BEDROOM THREE

**2.61 X 1.97 (8'7" X 6'6")**

With a double glazed window to the front elevation, and central heating radiator.

### BATHROOM

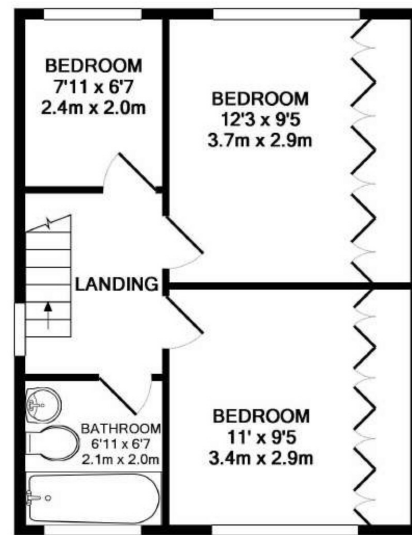
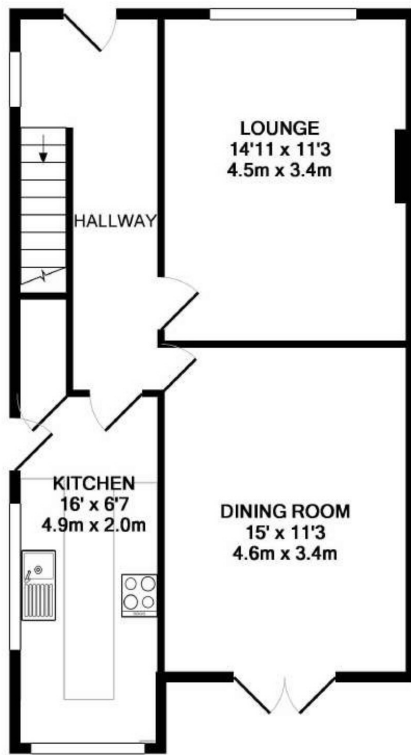
**2.15 X 1.95 (7'1" X 6'5")**

Fitted with a peach coloured suite comprising a panelled bath, pedestal wash basin, and a low flush wc. Central heating radiator, and a double glazed window to the rear elevation.

### OUTSIDE

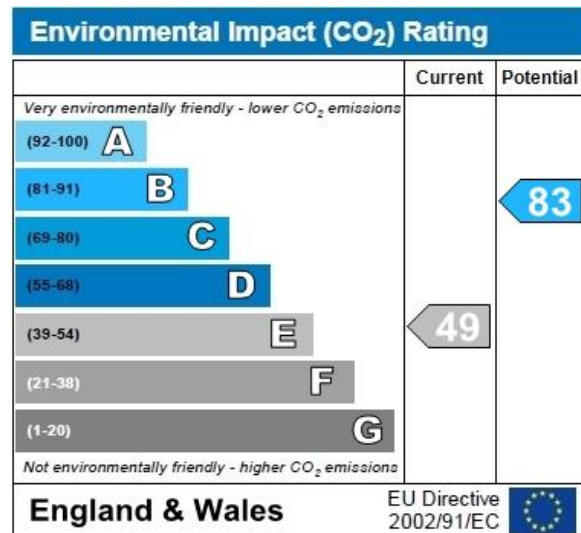
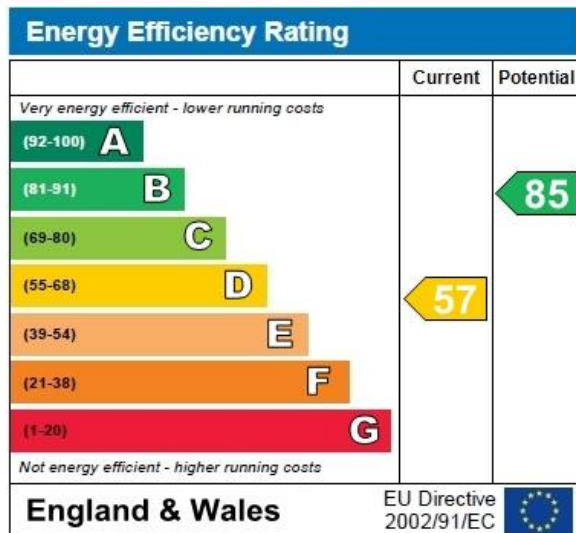
Standing in good sized gardens, the front of the property is paved with driveway leading down the side to the brick garage at the rear. Rear garden with patio and lawn.





TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 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.

#### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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