

# ARGYLE

ESTATE AGENTS



**91b Freeston Street, Cleethorpes DN35 7PA**  
**£65,000**

### Key Features:

- Two Bedroom End Of Terrace Property
- Living Room, Kitchen Diner
- Two Double Bedrooms
- Bathroom
- New Gas Central Heating System
- uPVC Double Glazing
- Front Garden, Store

Located in this well established area of Cleethorpes, a two bedroom end terrace property situated on the corner of Lovett Street and close to Sidney Park. Accommodation comprising Entrance Hall, Living Room, Kitchen Diner, and to the first floor are Two Double Bedrooms and a Bathroom. Benefiting from a new gas central heating system. Enclosed garden to the front of the property with store.





**ENTRANCE HALLWAY**

Access via a uPVC door into the hall with central heating radiator and carpeted floor. Staircase with understairs cupboard and spindle balustrade rising to the first floor.

**LIVING ROOM**

**4.64 X 3.65 (15'3" X 12'0")**

With window to front aspect, chimney breast with fire surround, tiled back and hearth. Central heating radiator and carpeted floor.

**KITCHEN DINER**

**4.65 X 2.97 (15'3" X 9'9")**

Fitted with base and wall mounted units, with contrasting work surfaces incorporating a stainless steel sink/drainер and chrome mixer tap. Built-in electric oven and gas hob with extractor over. Plumbing for a washing machine and dishwasher, and space for further appliances. Cupboard housing the gas central heating boiler (New and with guarantee). Central heating radiator. Window to front aspect and further access to the front of the property.

**FIRST FLOOR LANDING**

With window to front aspect, central heating radiator and access to the loft space.

**BEDROOM ONE**

**4.65 X 2.45 (15'3" X 8'0")**

With window to front aspect, central heating radiator and carpeted floor.

**BEDROOM TWO**

**3.52 X 2.43 (11'7" X 8'0")**

A second double bedroom, with window to front aspect, central heating radiator and carpeted floor.

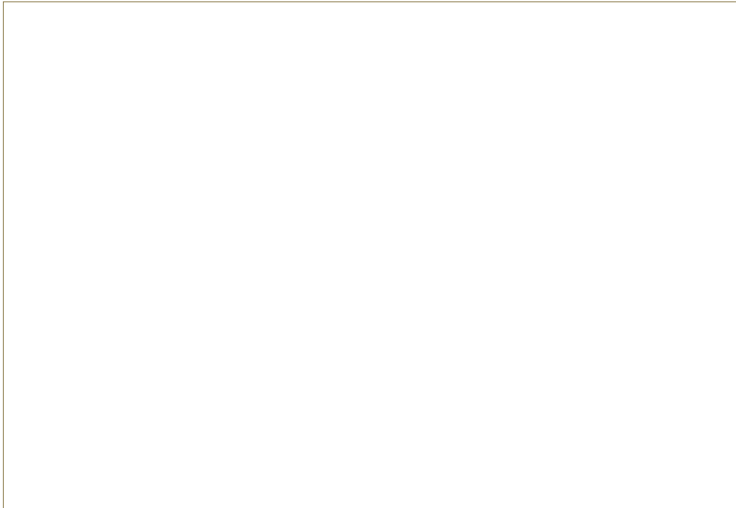
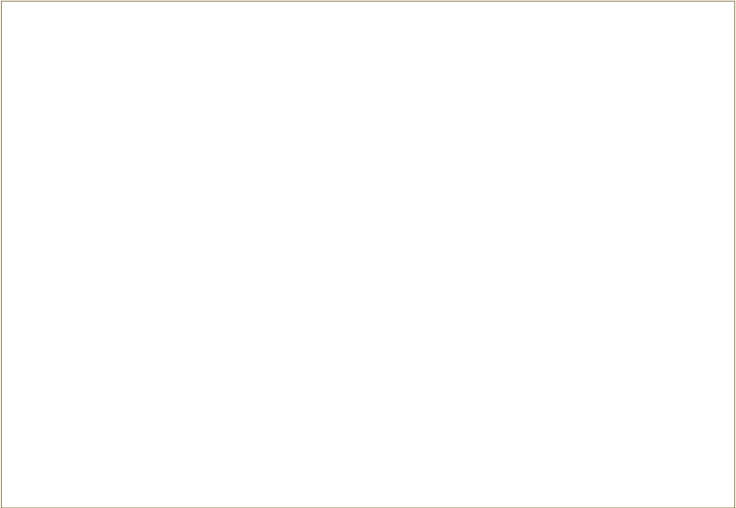
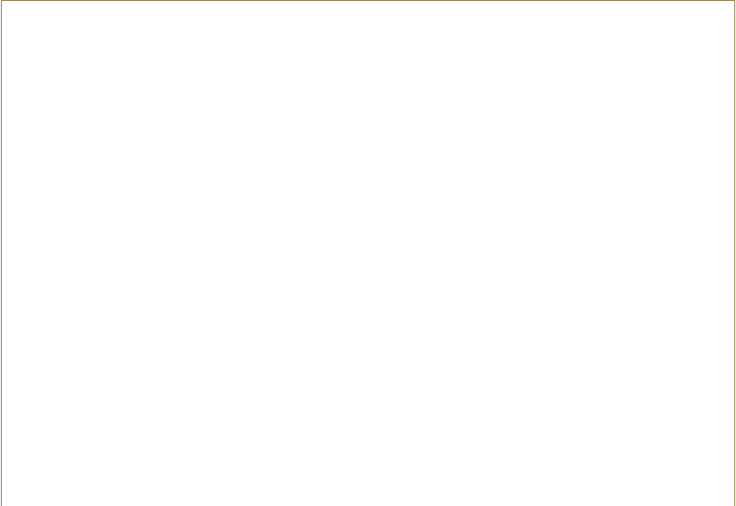
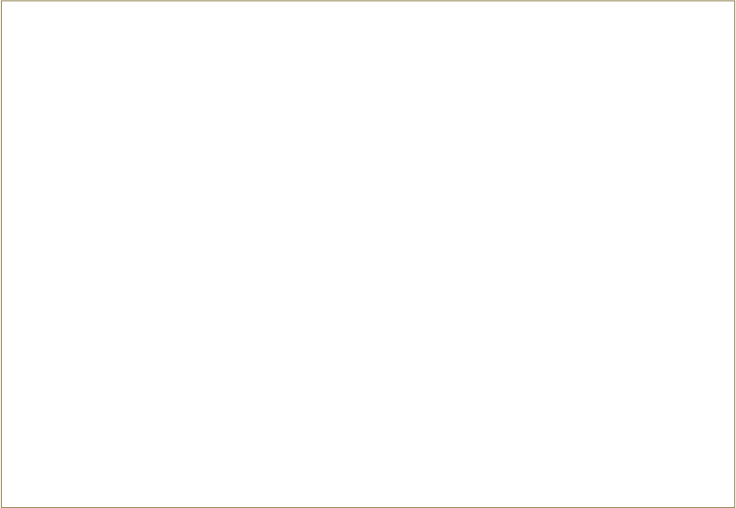
**BATHROOM**

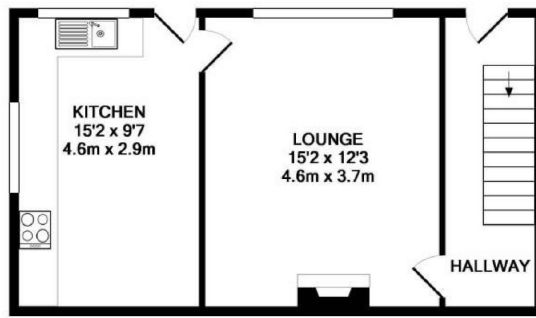
**3.52 X 1.64 (11'7" X 5'5")**

Fitted with a panelled bath with electric shower over. Pedestal wash basin, and a low level wc. Partly tiled walls, laminate flooring, central heating radiator and an obscure glazed window to the front aspect.

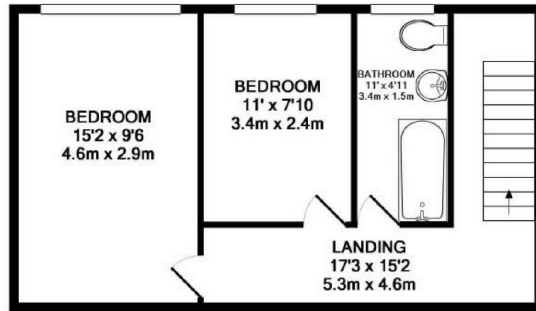
**OUTSIDE**

Paved garden to the front of the property enclosed with fencing to the boundaries. Outside tap, and secure storage.





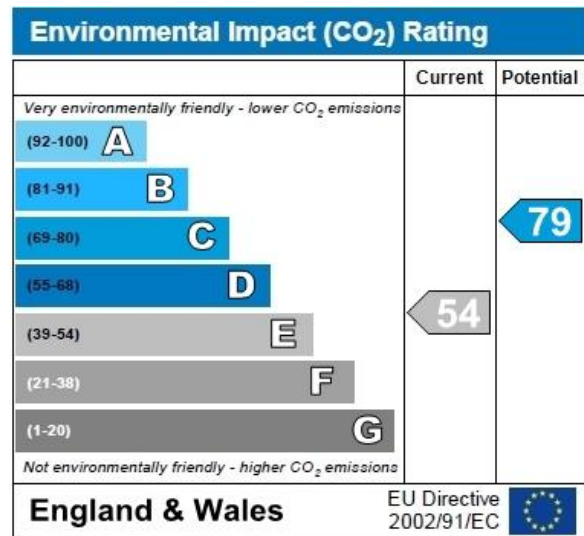
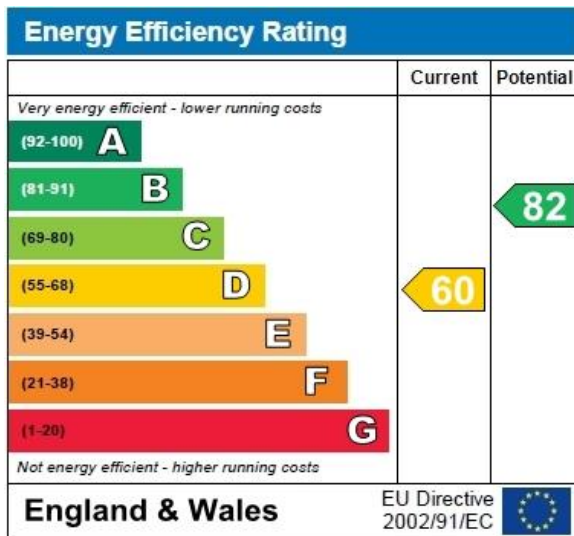
GROUND FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.6 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 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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