

ARGYLE

ESTATE AGENTS



63 Campden Crescent, Cleethorpes DN35 7UG
Chain Free £105,000

Key Features:

- Three Bedroom Mid Link Property
- Popular Cleethorpes Location
- Refurbishment Project
- Two Reception Rooms
- Kitchen, Cloakroom/WC
- Three Good Sized Bedrooms
- Refurbished Bathroom
- New Gas Central Heating System
- Driveway, Rear Garden
- NO FORWARD CHAIN

UNFINISHED PROJECT/INVESTMENT OPPORTUNITY
An opportunity to acquire this three bedroom mid link property in need of refurbishment. A new gas central heating system has been installed.
Accommodation comprising Entrance Hall, Two Reception Rooms, Cloakroom/WC, Three Good Sized Bedrooms, and Bathroom. Driveway to the front and fully paved Rear Garden. Internal photographs are available upon request, please contact the office for more information. No Forward Chain.

ENTRANCE HALLWAY

Access via uPVC door. Central heating radiator, and staircase with understairs cupboard.

LOUNGE

3.82 X 3.15 (12'6" X 10'4")

Bay window to front aspect, and central heating radiator.

DINING ROOM

4.07 X 3.86 (13'4" X 12'8")

Window to rear aspect, and central heating radiator.

CLOAKROOM/W.C.

2.42 X 0.98 (7'11" X 3'3")

Fitted with a low level wc and hand wash basin.

KITCHEN

3.25 X 2.48 (10'8" X 8'2")

Windows to side and rear aspect.

FIRST FLOOR LANDING

With loft access.

BEDROOM ONE

4.00 X 3.16 (13'1" X 10'4")

With bay window to front aspect, fitted wardrobes and central heating radiator.

BEDROOM TWO

3.47 X 3.27 (11'5" X 10'9")

A second double bedroom, with window to rear aspect, storage cupboard housing the gas central heating boiler. Central heating radiator.

BEDROOM THREE

3.13 X 3.11 (10'3" X 10'2")

A good sized third bedroom, with window to front aspect, central heating radiator, and a new fitted wardrobe.

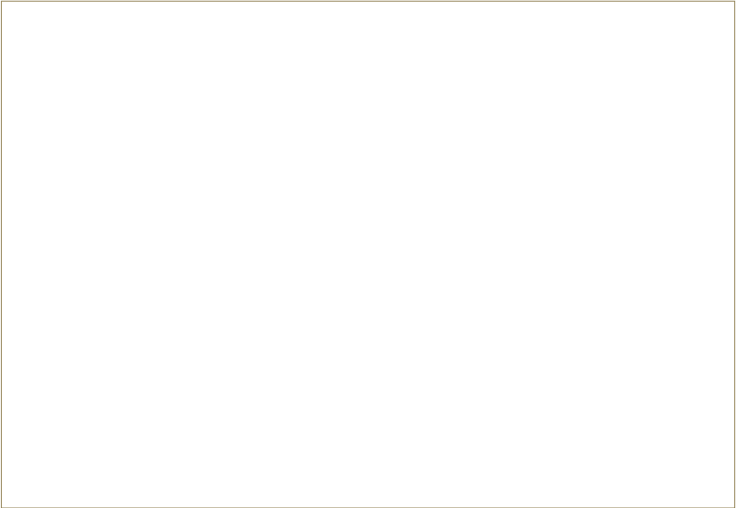
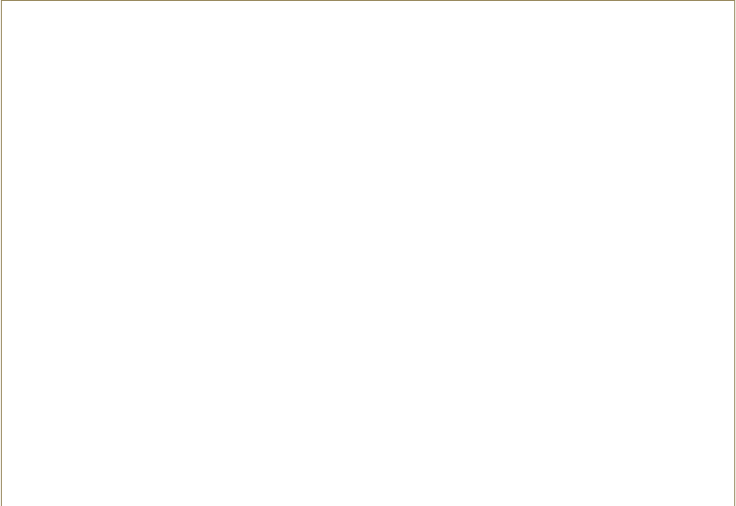
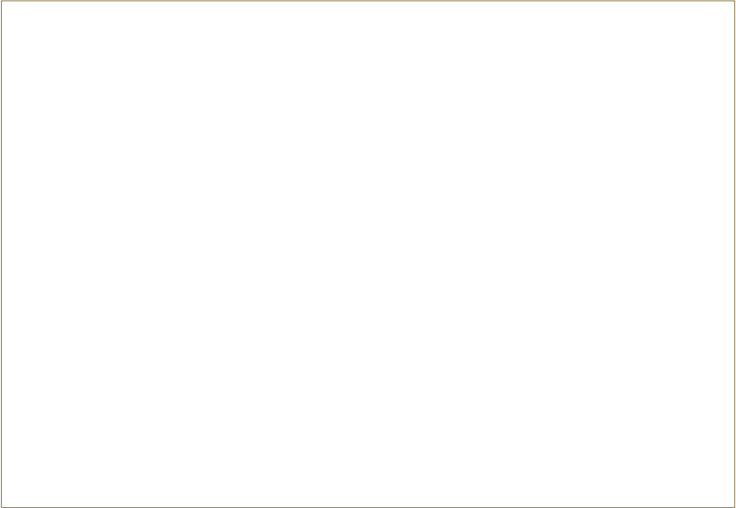
BATHROOM

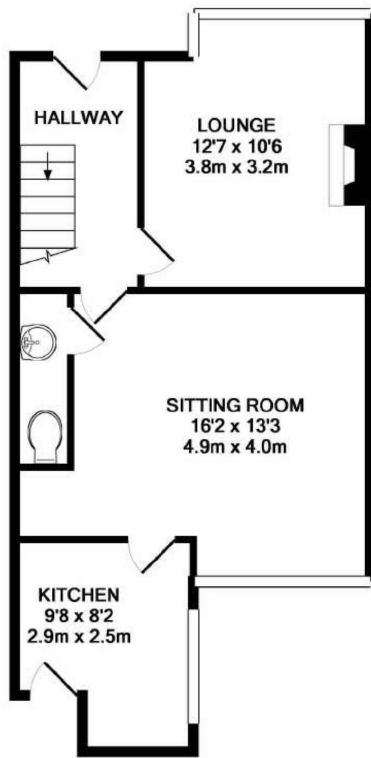
2.04 X 1.62 (6'8" X 5'4")

Fitted with a panelled bath with shower over. Pedestal wash basin and a low level wc. Chrome towel radiator. Fully tiled walls. Obscure glazed window to rear aspect.

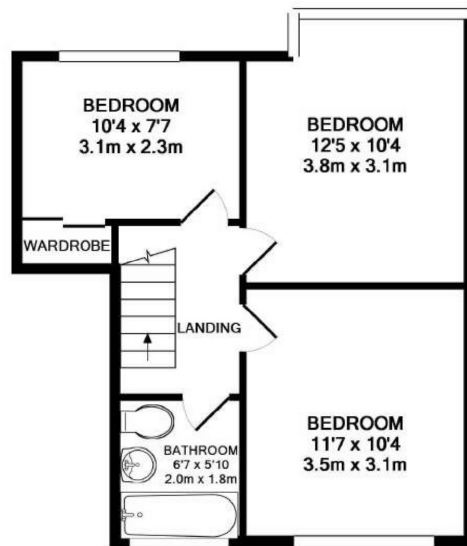
OUTSIDE

Block paved driveway to the front. Fully paved rear garden with shed and gated access to passageway.





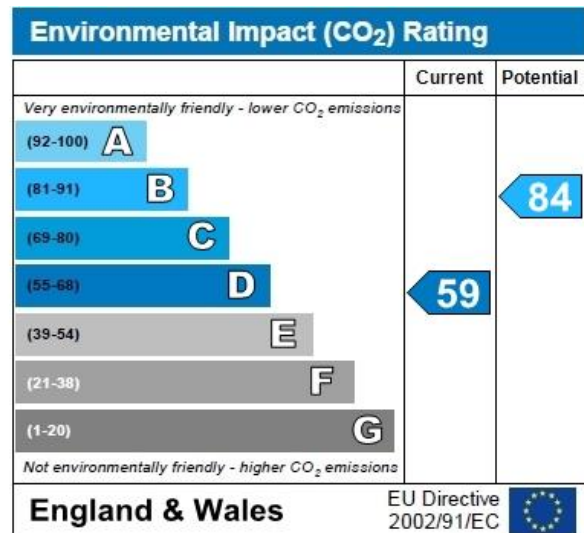
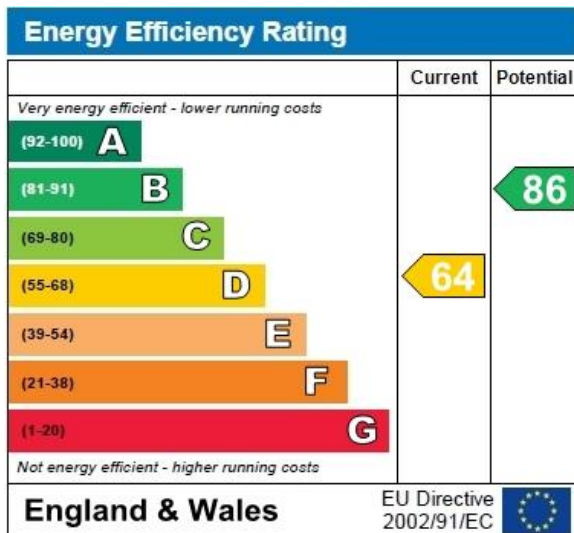
GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 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

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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