

ARGYLE

ESTATE AGENTS

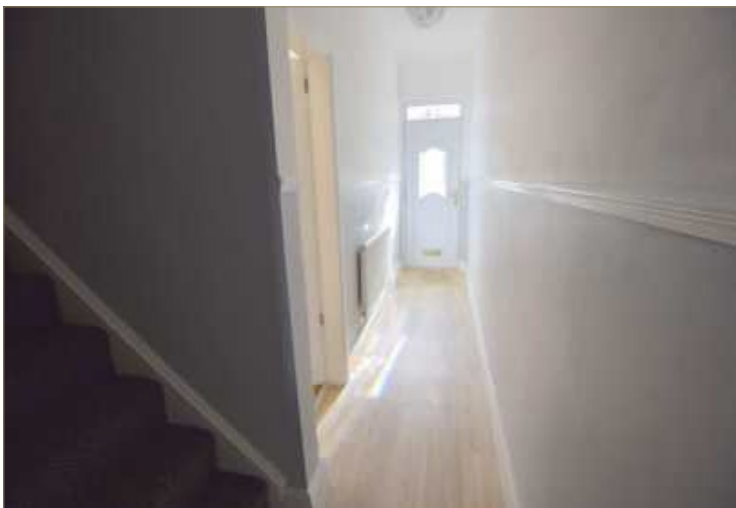


16 Humber Street, Cleethorpes DN35 8NN
£135,000

Key Features:

- Newly Refurbished Three Bedroom Mid Terrace
- Located Off Cleethorpes Seafront
- Deceptively Spacious Accommodation
- Two Reception Rooms
- Kitchen Diner, Utility/Cloakroom
- Bathroom (With Dual Access)
- Gas Central Heating, uPVC Double Glazing
- Low Maintenance Rear Garden
- Residential Parking Permit Available For Car Park At Rear
- Offered With No Forward Chain

REFURBISHED MID TERRACE BY THE SEA...A great opportunity to purchase this Deceptively Spacious Three Bedroom Mid Terrace located off Cleethorpes Seafront and just a short walk from Seaview Street. The property has recently been refurbished throughout and now offers ready-to-move-into accommodation featuring modern decor, new floorings/carpets, and benefiting from gas central heating and uPVC double glazing. Comprising Entrance Hall, Bay Fronted Lounge, Dining/Sitting Room at the rear leading to the Kitchen Diner and Utility/Cloakroom. To the first floor are Three Good Sized Bedrooms and a Bathroom. Low maintenance Rear Garden with gated access onto the car park at Wardall St (residential parking permit available). Internal Viewing Highly Recommended To Fully Appreciate, Offered With No Forward Chain.



ENTRANCE HALL

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

LOUNGE

4.21 X 3.56 (13'10" X 11'8")

Bay fronted lounge with central heating radiator and wood effect laminate flooring.

DINING/SITTING ROOM

4.69 X 4.68 (15'5" X 15'4")

A spacious room offering both dining and sitting space. With focal point chimney breast, continued vinyl flooring, central heating radiator and french doors to the rear garden.

KITCHEN/DINER

4.63 X 2.87 (15'2" X 9'5")

Fitted with a good range of base and wall mounted units, and contrasting work surfaces incorporating a stainless steel sink/drainage and chrome mixer tap. Built-in electric oven and gas hob with chimney style extractor over, and space for a fridge/freezer. Tiling to splashback and floor. Dining space with central heating radiator. Windows to side aspect and access to the rear garden.

UTILITY/CLOAKROOM

2.14 X 1.84 (7'0" X 6'0")

Fitted with a pedestal wash basin and low level wc. Plumbing for a washing machine and space for a tumble dryer. Central heating radiator, continued tiled floor and an obscure glazed window to side aspect.

FIRST FLOOR LANDING

Split level landing with central heating radiator.

BEDROOM ONE

3.70 X 3.62 (12'2" X 11'11")

With window to rear aspect, central heating radiator, carpeted floor, and providing further access to the bathroom.

BEDROOM TWO

4.58 X 2.74 (15'0" X 9'0")

A second double bedroom, with window to side aspect, central heating radiator and carpeted floor. Cupboard housing the gas central heating boiler.

BEDROOM THREE

3.01 X 2.82 (9'11" X 9'3")

A good sized third bedroom, with window to front aspect, central heating radiator and carpeted floor. Access to the loft space.

BATHROOM

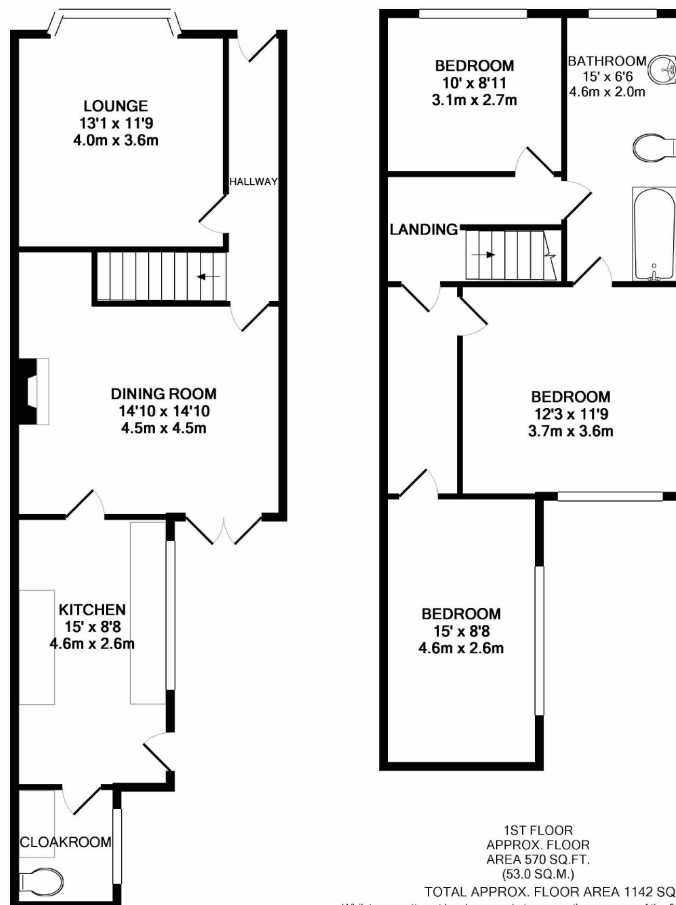
4.67 X 2.13 (15'4" X 7'0")

Benefiting dual access (from Landing and Bedroom One). The bathroom is fitted with a white suite including thermostatic shower over bath, pedestal wash basin and a low level wc. Chrome towel radiator, new wall tiles and vinyl flooring, and an obscure glazed window to front aspect.

OUTSIDE

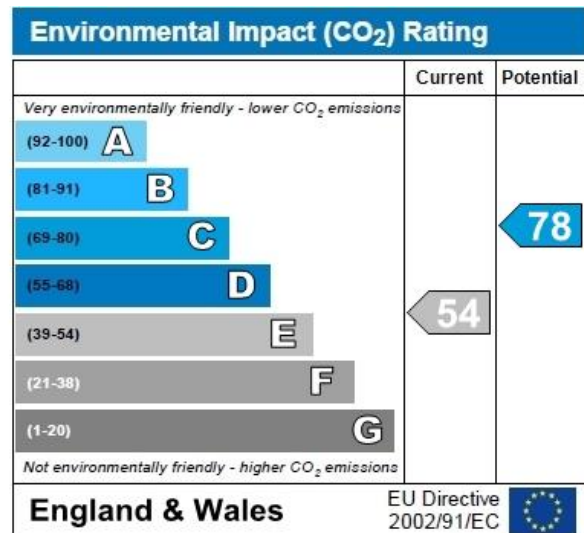
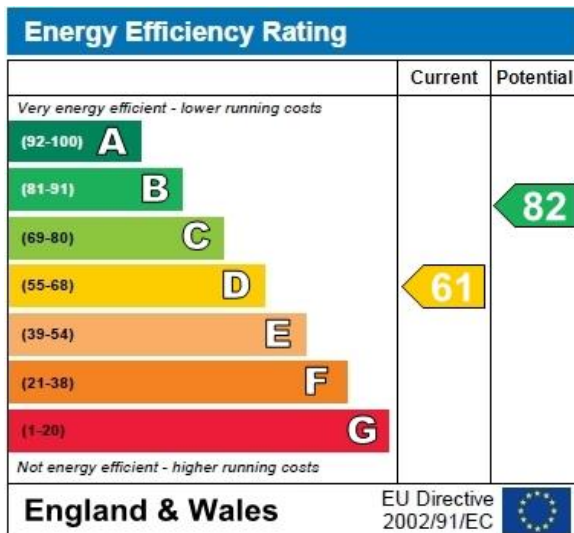
Elevated at the front with steps to entrance door. Good sized paved garden at the rear with side gated access leading to the front of the property. Gated access also to the rear leading onto the car park at Wardall Street (Residential Parking Permit Available From NE Lincs Council)





TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 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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