

# ARGYLE

ESTATE AGENTS



88 Penshurst Road, Cleethorpes DN35 9EN  
Reduced to £140,000

- Semi Detached Property
- Hallway
- Through Lounge/Dining Room
- Kitchen/Diner
- Three Bedrooms, Bathroom
- Gas Central Heating, uPVC Double Glazing,

**\*\*OPEN DAY\*\***

Sunday, 24th & Saturday, 30th September

12pm till 4pm

No Appointment Needed

Located in this popular area of Cleethorpes, an attractive semi detached property offering well presented accommodation throughout. Featuring flowing ground floor living space comprising; hallway, through lounge/dining room and a modern fitted kitchen/diner. Three bedrooms to the first floor and a family bathroom. Benefiting from gas central heating and uPVC double glazing. Enjoying well maintained gardens to the front and rear, driveway providing off road parking and leading to detached garage. Viewing Highly Recommended.



**ENTRANCE HALLWAY**

Access is via a uPVC door into the hallway having tiled flooring, radiator with decorative cover, and carpeted staircase with spindle balustrade and under stairs storage cupboard.



**KITCHEN**

5.46 X 2.30 (17'11" X 7'7")

An 'L' shaped kitchen/diner fitted with a good range of oak effect wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink/drainers and chrome mixer tap. Integrated electric oven and ceramic hob with stainless steel chimney style extractor

above. Plumbing for a washing machine and space for further appliances. Gas central heating boiler housed within wall unit. Radiator. Tile effect laminate flooring. UPVC double glazed windows to the side and rear elevation.



**DINING AREA**

2.71 X 2.40 (8'11" X 7'10")

Dining area with continued flooring, uPVC double glazed window to the rear elevation and uPVC door leading on to the rear patio.



**LOUNGE/DINING ROOM**

7.02 X 3.12 (23'0" X 10'3")

A bay fronted lounge featuring a fire surround with decorative horse shoe grate and tiled hearth. Radiator, and carpeted throughout. Ample dining space with further radiator, and french doors leading into the kitchen/diner.



#### LANDING

With a uPVC obscure glazed window to the side elevation, carpeted flooring and access to the insulated loft space via a retractable ladder.



#### BEDROOM ONE

3.27 X 3.10 (10'9" X 10'2")

With a uPVC double glazed window overlooking the rear garden and featuring fitted wardrobes with over bed storage. Carpeted flooring and radiator.

#### BEDROOM TWO

3.25 X 3.15 (10'8" X 10'4")

A second double bedroom with a uPVC double glazed window to the front elevation, wood effect laminate flooring and radiator.

#### BEDROOM THREE

1.98 X 1.77 (6'6" X 5'10")

With a uPVC double glazed window to the front elevation, carpeted flooring and radiator.

#### BATHROOM

1.86 X 1.66 (6'1" X 5'5")

Featuring fitted storage furniture incorporating a wash basin and w.c with concealed cistern.

Panelled bath with thermostatic shower over and glazed screen. UPVC obscure glazed window to the rear elevation. Chrome towel radiator, tiled floor and partly tiled walls, and panelled ceiling with spotlights.



#### OUTSIDE

Standing in well maintained gardens with lawn to the front having planted borders, block paved driveway providing off road parking and leading through double gates to the rear. Lovely rear garden mainly laid to lawn with planted borders. Featuring decking area with pergola, and further patio at the very rear. Timber shed and fencing to the boundaries.

#### GARAGE

5.94 X 2.25 (19'6" X 7'5")

#### 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

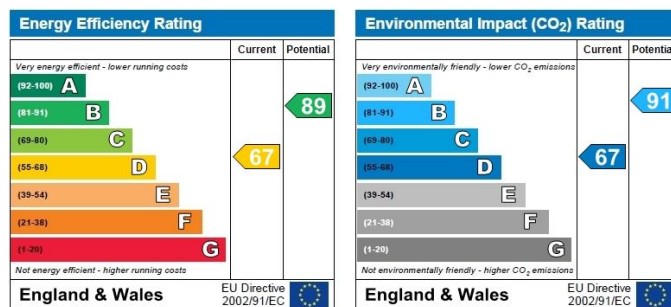
Local Authority: North East Lincolnshire Council

Telephone 01472 313131

Services: All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage Advice: Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our office on 01472 603929 to arrange an appointment.

Viewing: By appointment with the sole selling agents ARGYLE ESTATE AGENTS 31 SEA VIEW STREET CLEETHORPES we recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



**Viewing:** Please ring us to make an appointment to view. Our opening times are:  
Monday to Friday 9am to 5pm. Saturday 9am to 4pm. Sunday 11am to 1pm

**Mortgage Information:** We offer fully independent free mortgage and financial advice service. Remember that your home is at risk if you don't keep up repayments on a mortgage or other loan secured on it.

**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. These details do not form any part of any contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.