

# ARGYLE

ESTATE AGENTS



**19 Hey Street, Cleethorpes DN35 8TG**  
**Asking price £126,000**

## Key Feature:

- Ideal First Time Buy/Investment Property
- Refurbished Three Bedroom Mid Terrace Property
- Convenient Location, Close To Town Centre & Seafront
- Entrance Hallway, Through Lounge/Dining Room, Modern Fitted Kitchen, Utility/W.C
- New Modern Shower Room
- Gas Central Heating, uPVC Double Glazing
- Neutral Decor, New Carpets/Flooring
- Low Maintenance Gardens
- Offered With No Forward Chain

REFURBISHED MID TERRACE..... Located off Taylors Avenue, a short distance to the town centre and seafront. Offering accommodation comprising; entrance hallway, through lounge/dining room, modern fitted kitchen, utility and a ground floor w.c. Three bedrooms to the first floor and a fully refurbished modern shower room. Benefiting from gas central heating, uPVC double glazing, and completed with neutral decor and new carpets/flooring throughout. Low maintenance gardens to the front and rear. A great opportunity....offered for sale with no forward chain.



### ENTRANCE HALLWAY

Access via porch with glazed door into the property. Hallway fitted with wood effect laminate flooring, radiator, and carpeted staircase rising to the first floor.

### LOUNGE

**4.18 X 3.18 (13'9" X 10'5")**

Bay fronted lounge featuring a wood fire surround with granite hearth. Radiator, and newly fitted carpet. Archway to:-

### DINING ROOM

**3.83 X 3.32 (12'7" X 10'11")**

With continued fitted carpet, and identical fire surround to the lounge. UPVC window to the rear elevation, and radiator. Doorway with understairs storage cupboard and access to the kitchen.

### KITCHEN

**3.89 X 2.49 (12'9" X 8'2")**

Fitted with modern cream shaker style units, and complementary wood effect work surfaces incorporating a breakfast bar. Stainless steel sink/drainer and chrome mixer tap. Built-in electric oven, and gas hob with chimney style extractor above. Splashback tiling, laminate flooring, and radiator. Two uPVC windows to the side elevation, and uPVC door to the rear garden.

### UTILITY ROOM

**1.54 X 1.53 (5'1" X 5'0")**

With plumbing for a washing machine and space for further appliances. UPVC obscure glazed window to the rear elevation.

### W.C.

**0.82 X 1.38 (2'8" X 4'6")**

Located off the utility room, providing a low flush w.c. UPVC obscure glazed window to the side elevation.

### FIRST FLOOR LANDING

Split level landing with newly fitted carpet, and access to loft space.

### BEDROOM ONE

**4.21 X 3.38 (13'10" X 11'1")**

With a uPVC window to the front elevation, newly fitted carpet, and radiator.

### BEDROOM TWO

**3.85 X 2.54 (12'8" X 8'4")**

A second double bedroom, with a uPVC window to the rear elevation, newly fitted carpet, and radiator.

### BEDROOM THREE

**2.51 X 2.02 (8'3" X 6'8")**

With a uPVC window to the rear elevation, newly fitted carpet, and radiator.

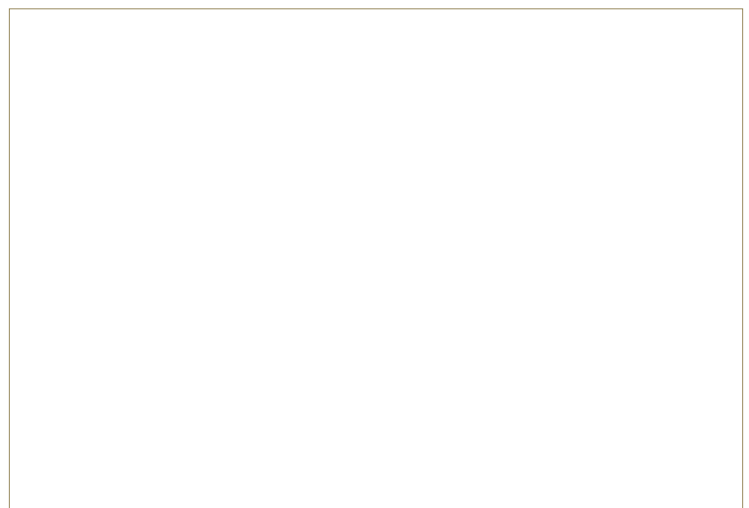
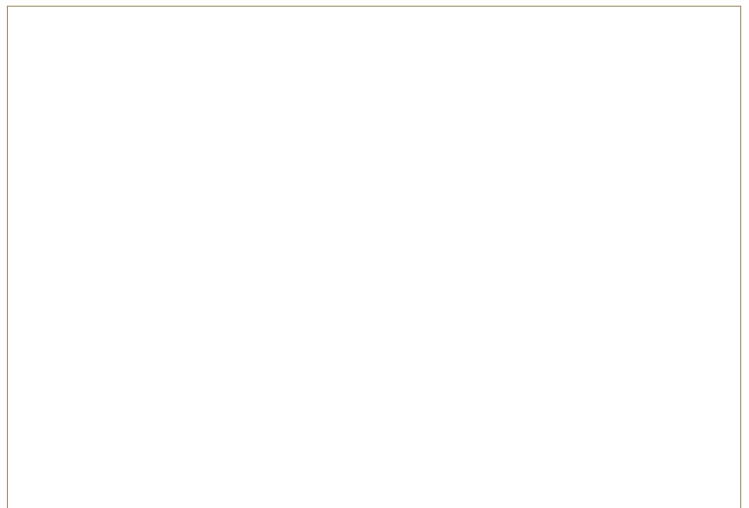
### SHOWER ROOM

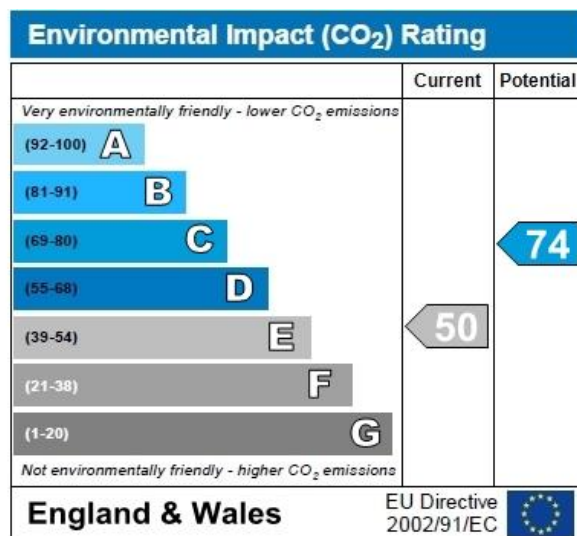
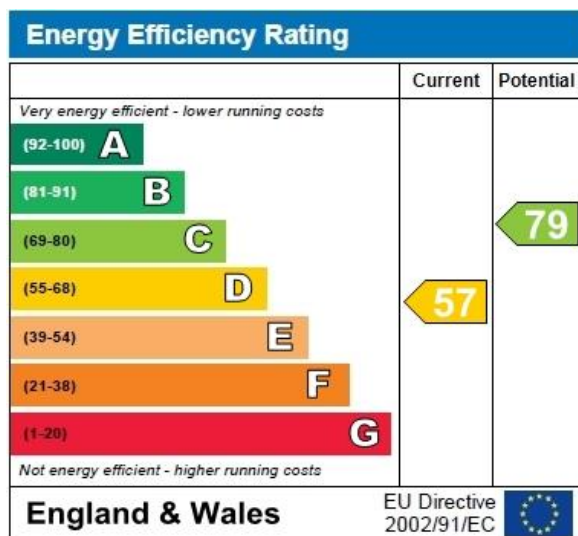
**1.75 X 1.62 (5'9" X 5'4")**

Fully refurbished modern shower room comprising a quadrant shower cubicle fitted with a thermostatic shower. Vanity unit with wash basin and chrome mixer tap, and a low flush w.c. Chrome towel radiator. Tiling to the walls, and vinyl flooring. UPVC obscure glazed window to the side elevation.

### OUTSIDE

Low maintenance gardens, with timber shed and access to passageway. (Garden not overlooked at the rear).





**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.

