

ARGYLE

ESTATE AGENTS



42 Kew Road, Cleethorpes DN35 8DD
£115,000

Key Features:

- Fully Refurbished Mid Terrace Property
- Ideal Location In Central Cleethorpes
- Through Lounge/Dining Room
- Modern Fitted Kitchen & Bathroom
- Three Double Bedrooms
- Gas Central Heating, uPVC Double Glazing
- Low Maintenance Gardens
- Offered With No Forward Chain

Located in this well established and convenient area of Cleethorpes with just a short walk from St.Peter's Avenue, this three bedroom mid terrace property has been fully refurbished offering well presented modern accommodation in ready to move into condition. Benefiting from a new kitchen and bathroom installation, open plan through lounge/dining room, and three double bedrooms to the first floor. Completed with neutral decor and fitted with new carpets/flooring throughout. Offered for sale with no forward chain.... Viewing Highly Recommended.



ENTRANCE

Via porch with tiled floor, and uPVC door into the lounge.

THROUGH LOUNGE/DINING ROOM

3.95 X 7.88 (13'0" X 25'10")

A spacious open plan through room with a uPVC bay window to the front elevation, and further uPVC window at the rear. Featuring two chimney breasts both having a recess for an electric fire, and with tiled hearth. Two central heating radiators with decorative covers, and wood effect laminate flooring throughout. Carpeted staircase to the first floor.

KITCHEN

2.57 X 3.33 (8'5" X 10'11")

Stylishly equipped with modern dark grey base and wall mounted units, with complementary marble effect work surfaces and splashback. Incorporating an inset stainless steel sink with chrome mixer tap. Built-in electric oven and hob with chimney style extractor over. Plumbing for a washing machine, and space for further appliances. UPVC window to the side elevation.

REAR PORCH

With continued tiled floor, and uPVC door to the rear garden.

BATHROOM

2.36 X 2.18 (7'9" X 7'2")

Fully tiled bathroom fitted with a modern suite comprising a panelled bath with thermostatic shower over, pedestal wash basin, and a low flush WC. Wall mounted gas central heating boiler, chrome towel radiator, and a uPVC obscure glazed window to the rear elevation.

FIRST FLOOR LANDING

Split level landing with newly fitted carpet.

BEDROOM ONE

3.99 X 3.43 (13'1" X 11'3")

With a uPVC window to the front elevation, central heating radiator with cover, and newly fitted carpet.

BEDROOM TWO

2.45 X 3.86 (8'0" X 12'8")

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

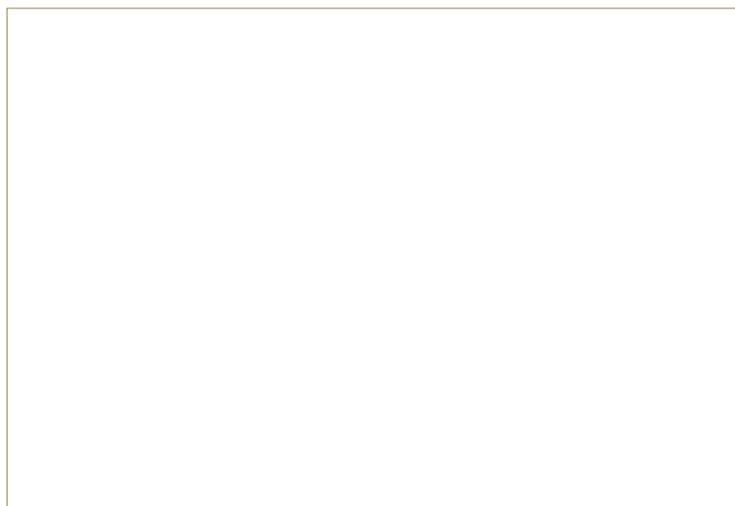
BEDROOM THREE

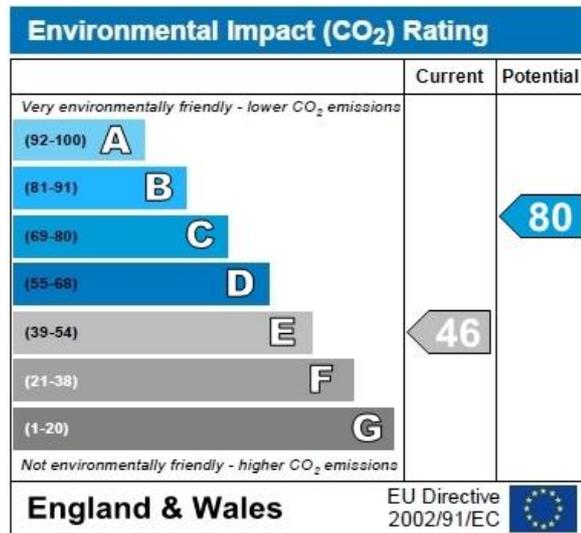
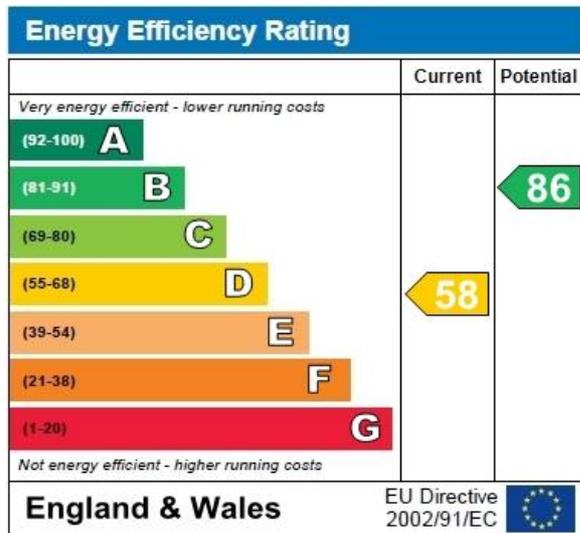
3.31 X 2.33 (10'10" X 7'8")

A further double bedroom, with a uPVC window to the rear elevation, central heating radiator with cover, newly fitted carpet, and access to the loft space.

OUTSIDE

The property has low maintenance gardens, the rear being completed fitted with decking, and with gated access to the passageway.





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.

