

ARGYLE

ESTATE AGENTS



29 The Kingsway, Cleethorpes DN35 8QL
Offers in excess of £250,000

Key Features:

- Three Storey, FOUR Bedroom Town House
- Fully Refurbished Spacious Accommodation
- Prime Position Superb Seafront Views
- Newly Fitted Kitchen With Open Plan Dining Room
- Excellent Sized First Floor Living Room
- Newly Installed Modern Bath/Shower Room
- Utility Room, Plus Ground Floor Shower Room
- Neutral Decor, New floorings, Light Fittings Included
- Gas Central Heating, uPVC Double Glazing
- Offered With No Forward Chain
- Possible Part Exchange considered

OPEN DAY

Saturday, 25th August 2018

10 am - 4 pm

No Appointment Needed

With Cleethorpes currently in high demand, this is a fantastic opportunity to acquire this recently refurbished four bedroom, three storey town house occupying a prime seafront location enjoying panoramic views over the promenade and Humber Estuary. The property has undergone a full program of modernisation providing spacious and immaculately presented accommodation which has been thoughtfully arranged to maximise the uninterrupted sea views, including a modern fitted kitchen together with open plan dining room, and to the first floor a superb sized living room. Further accommodation includes an



GROUND FLOOR - ENTRANCE HALL

Access via uPVC door into the porch with further door leading into the hall. With wood effect laminate flooring, and central heating radiator.

KITCHEN/DINING ROOM

9.34 X 3.29 (30'8" X 10'10")

Situated at the front of the property, the newly installed kitchen is equipped with modern white gloss units with complementary tiled splashbacks, work surfaces and peninsula breakfast bar. Built-in electric oven and induction hob with extractor over, and integrated appliances include a dishwasher and fridge. Ceramic sink/drainer with chrome mixer tap. Central heating radiator. Wood effect laminate flooring. Archway to the dining room having a uPVC bay window to the front elevation, carpeted floor, and providing ample space for a large dining table.

REAR LIVING ROOM

5.67 X 2.71 (18'7" X 8'11")

A versatile room, with a uPVC window to the side elevation, central heating radiator, and carpeted floor. Staircase rising to the first floor, and with understairs storage cupboard.

UTILITY ROOM

2.88 X 2.03 (9'5" X 6'8")

Fitted with worktop, electric and plumbing for a washing machine. Central heating radiator, wood effect laminate flooring and a uPVC door to the rear.

SHOWER ROOM

2.66 X 0.98 (8'9" X 3'3")

Newly installed, comprising a shower enclosure having a thermostatic shower and acrylic wall panelling. Pedestal wash basin, and a low flush WC. Towel radiator, and a uPVC obscure glazed window to the side elevation.

FIRST FLOOR - LANDING

Split level landing with two central heating radiators, and staircase to the second floor.

LIVING ROOM

4.94 X 4.37 (16'2" X 14'4")

This excellent sized room boasts a large bay window enjoying views across the seafront and Humber Estuary. With central heating radiator, and carpeted floor. A large understairs storage cupboard provides ideal space for preparing tea/coffee (fitted with work surface and electric)

BEDROOM ONE

3.43 X 3.30 (11'3" X 10'10")

With a uPVC window to the rear elevation, central heating radiator and carpeted floor.

BEDROOM TWO

4.32 X 2.27 (14'2" X 7'5")

A second double bedroom, with a uPVC window to the rear elevation, central heating radiator, and carpeted floor.

BATH/SHOWER ROOM

3.35 X 1.84 (11'0" X 6'0")

Newly installed modern bathroom comprising a panelled bath with chrome bath/shower mixer tap. Shower enclosure with thermostatic shower and bi-fold door. Vanity unit with wash basin and chrome mixer tap, and a low flush WC. Chrome towel radiator. Laminate flooring. UPVC obscure glazed window to the side elevation.

SECOND FLOOR - BEDROOM THREE

4.09 X 2.12 (13'5" X 6'11")

Fitted with a roof light/fire escape to the front elevation, central heating radiator, carpeted floor, and eaves storage space.

BEDROOM FOUR

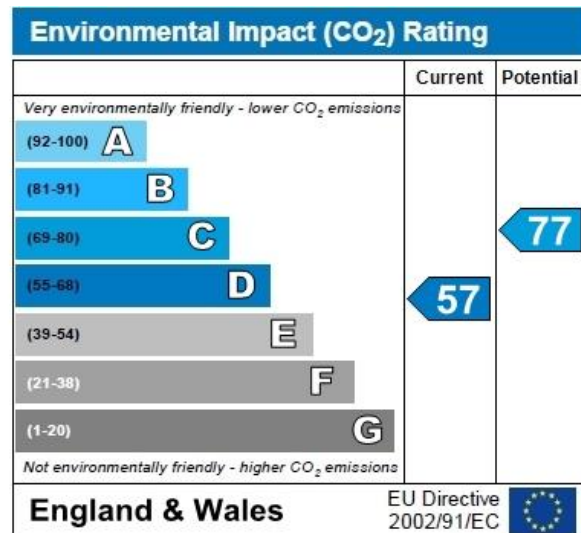
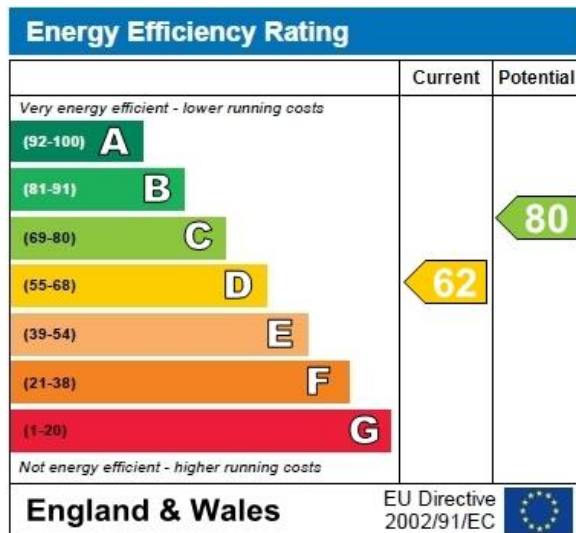
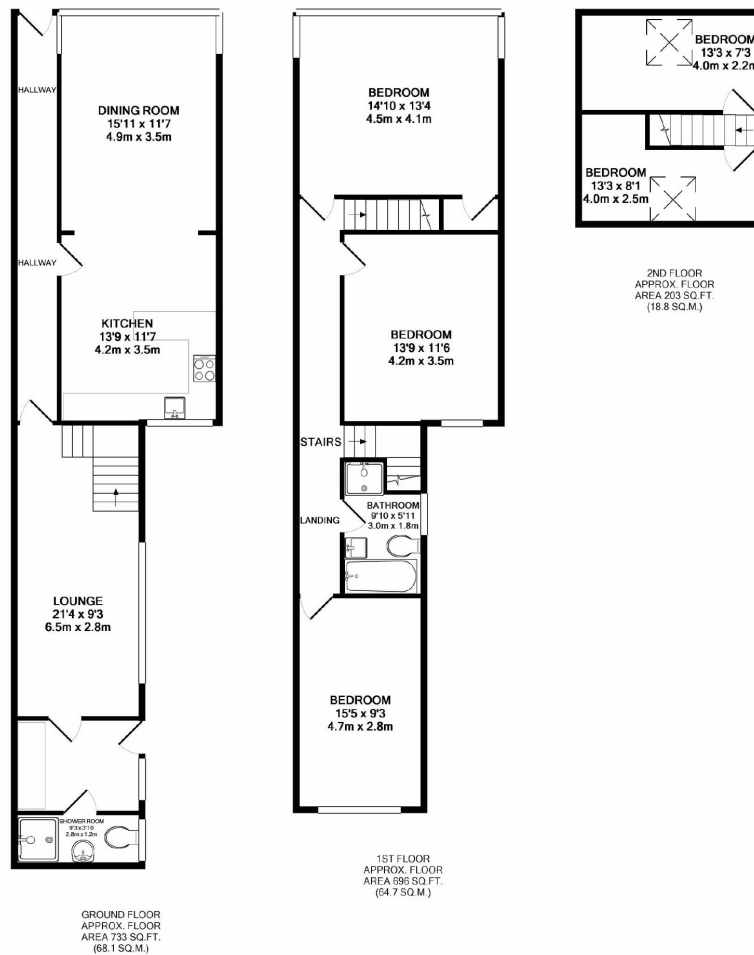
4.07 X 2.67 AT FURTHEST POINT (13'4" X 8'9" AT FURTHEST POINT)

Fitted with a roof light/fire escape to the rear elevation, central heating radiator, and carpeted floor. Wall mounted gas central heating boiler (to be boxed in).

OUTSIDE

The front of the property is fully paved, with outdoor tap. To the rear is a courtyard again low maintenance with paving and planted border. There is an outdoor store, and gated access to the rear 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.

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