

# ARGYLE

ESTATE AGENTS



**63 Thrunscoe Road, Cleethorpes DN35 8TE**  
**£125,000**

## Key Features:

- Traditional Mid Terrace
- Central Cleethorpes
- Spacious Accommodation
- Bay Fronted Through Living Room
- Rear Dining Room
- Kitchen, WC, Sunroom
- Three Double Bedrooms, Bathroom
- Gas Central Heating, uPVC Double Glazing
- Garage Rental Opportunity At Rear
- No Forward Chain

DECEPTIVELY SPACIOUS!..Located just a short walk from the seafront and shops on Sea View Street and St. Peters Avenue, a traditional Mid Terrace Property offering superb living space throughout.

Comprising Entrance Porch, Hallway, a bay fronted through Living Room leading to the rear with Dining Room, Kitchen, WC, and Sunroom beyond. To the first floor are Three Double Bedrooms and a Bathroom. To the outside are paved gardens, and garage rental opportunity which is located at the rear of the property via Whites Road. Viewing Highly Recommended... Offered With No Forward Chain.



### ENTRANCE HALL

Access via uPVC door into the porch with further door into the hall. With central heating radiator, tiled floor and security alarm system keypad.

### LIVING ROOM

**8.03 X 3.20 (26'4" X 10'6")**

A spacious through room with a uPVC bay window to the front elevation and exposed brick chimney breast with stone hearth. Further chimney breast to the rear with fire surround incorporating an electric fire, granite back and hearth. Central heating radiator and uPVC window to the rear elevation.

### DINING ROOM

**3.80 X 2.85 (12'6" X 9'4")**

Ideal dining space, with a uPVC window to the side elevation, central heating radiator and understairs storage cupboard.

### KITCHEN

**4.83 X 2.79 (15'10" X 9'2")**

Fitted with base and wall mounted units, contrasting work surfaces and tiled splashbacks. Plumbing for a washing machine and space for further appliances. Central heating radiator. UPVC window and door to the side elevation.

### SUN ROOM

**2.83 X 2.46 (9'3" X 8'1")**

UPVC double glazed with brick base. Access to the rear garden.

### WC

**1.59 X 1.04 (5'3" X 3'5")**

With high level cistern. UPVC obscure glazed window to the side elevation.

### FIRST FLOOR LANDING

Split level landing with fitted storage cupboard and access to the loft space.

### BEDROOM ONE

**4.45 X 3.72 (14'7" X 12'2")**

With a uPVC window to the front elevation, built-in wardrobes, and central heating radiator.

### BEDROOM TWO

**3.66 X 2.65 (12'0" X 8'8")**

A second double bedroom, with a uPVC window to the rear elevation, built-in storage cupboard, and central heating radiator.

### BEDROOM THREE

**3.00 X 2.81 (9'10" X 9'3")**

A further double bedroom, with a uPVC window to the rear elevation, central heating radiator, and cupboard housing the gas central heating boiler.

### BATHROOM

**1.93 X 1.79 (6'4" X 5'10")**

Fitted with a white suite comprising a panelled bath with thermostatic shower over, pedestal wash basin and a low flush wc. Tiled floor and partly tiled walls, central heating radiator and a uPVC obscure glazed window to the side elevation.

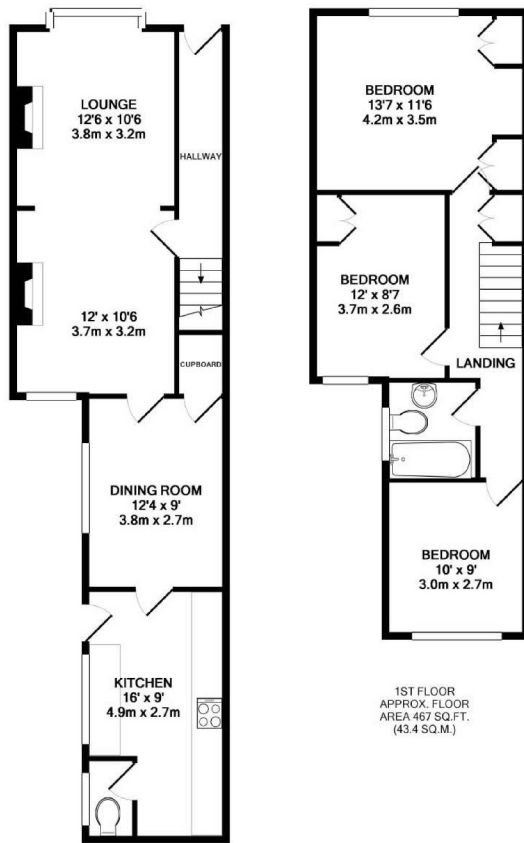
### OUTSIDE

The property stands with paved front and rear gardens, and gated access at the rear.

### GARAGE

Opportunity to rent a garage at the rear of the property (access via Whites Road) for a charge of £100 per quarter.



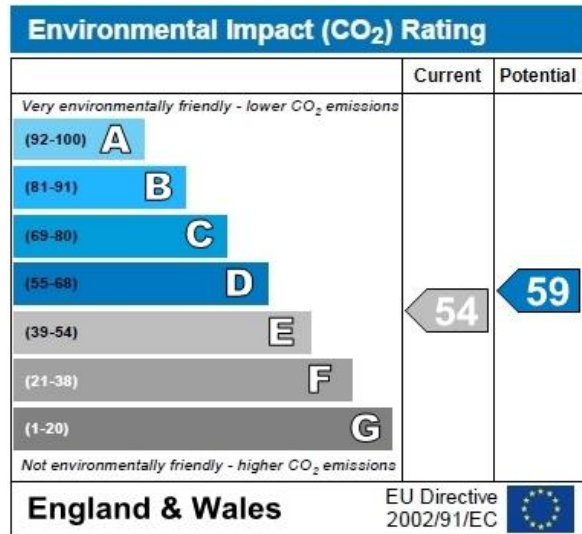
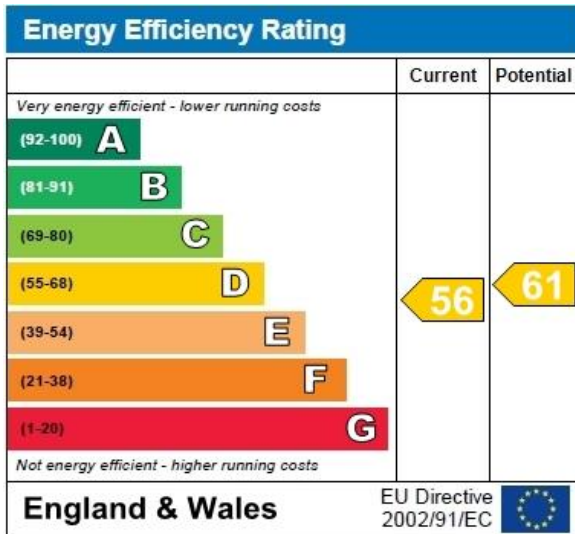


GROUND FLOOR  
APPROX. FLOOR  
AREA 581 SQ.FT.  
(54.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.4 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.

