ARGYLE
ESTATE AGENTS







563 Laceby Road, Grimsby, North East Lincolnshire, DN34 5PD
£175,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

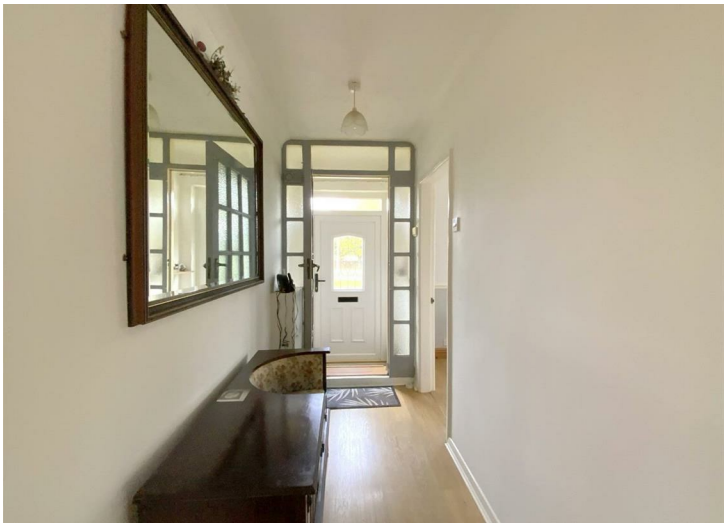
- Two Bedroom Semi Detached Bungalow
- Spacious Corner Plot Gardens
- Bay Fronted Lounge
- Kitchen Diner
- Two Double Bedrooms & Bathroom
- Driveway Parking to the Rear
- Plenty of Scope to Extend and Improve STPP
- No Forward Chain



With its generous corner plot and plenty of scope to make it your own, this two bedroom semi-detached bungalow presents an appealing opportunity in a popular residential area on the outskirts of Grimsby.
The property offers excellent potential for refurbishment and modernisation throughout. An entrance porch opens into a central hallway, providing access to a bay fronted lounge, two double bedrooms and a bathroom. To the rear, the kitchen diner opens directly onto the garden.
The generous gardens are a particular feature, with well maintained lawn extending around the front, side and rear of the bungalow, providing an attractive setting and plenty of outdoor space. Driveway parking is positioned to the rear.
Set back from Laceby Road and approached via a separate slip road, the property is conveniently situated for a range of local amenities.
Offered for sale with no forward chain











LOUNGE
15'5" x 10'11" (4.72 x 3.33)

KITCHEN DINER
17'3"x.10'10" (5.27x.3.32)

BEDROOM 1
12'10" x 10'11" (3.93 x 3.33)

BEDROOM 2
10'11" x 9'1" (3.33 x 2.77)

BATHROOM
6'6" x 5'5" (2.00 x 1.66)

COUNCIL TAX BAND

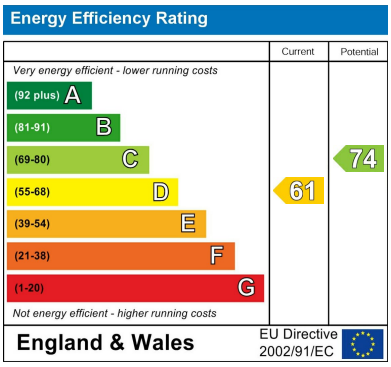
TENURE
Freehold











Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed 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