

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

34 PEARSON ROAD, CLEETHORPES

PURCHASE PRICE £196,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£196,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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34 PEARSON ROAD, CLEETHORPES

Nestled in the desirable area of Pearson Road, Cleethorpes, this charming semi-detached dormer bungalow presents an excellent opportunity for those seeking a home in a vibrant community. Offered for sale with no chain, this property is ideally situated close to local amenities, schools, and the picturesque seafront, making it perfect for families and individuals alike.

Upon entering, you are welcomed into a spacious entrance hall that leads to a comfortable lounge, perfect for relaxation. The large dining room serves as a versatile second reception room, ideal for entertaining guests or enjoying family meals. The kitchen, while in need of some updating, offers a functional space for culinary creativity. The bathroom is conveniently located on the ground floor, while three well-proportioned bedrooms can be found on the first floor, providing ample accommodation for family or guests.

The property boasts both front and rear gardens, offering outdoor space for gardening enthusiasts or simply enjoying the fresh air. A detached garage provides additional storage or parking options, while off-road parking for two vehicles ensures convenience for residents and visitors alike.

This bungalow is a fantastic canvas for those looking to personalise their living space, with the potential to create a truly delightful home in a sought-after location. Don't miss the chance to view this property and envision the possibilities it holds.

ENTRANCE HALL

Through a centralised u.PVC double glazed door with side panels, stairs to the first floor accommodation. A u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.

LOUNGE

15'6 x 12'0 (4.72m x 3.66m)

The lounge is to the front of the property with a u.PVC double glazed window, a traditional wooden fireplace with a cast iron and tiled back and a tiled hearth. A central heating radiator, wall lights, a light and coving to the ceiling.



34 PEARSON ROAD, CLEETHORPES

LIVING/DINING ROOM

18'1 x 10'9 (5.51m x 3.28m)

With aluminum sliding patio doors, an aluminium window, built in cupboard with louvre doors, a central heating radiator, a light and coving to the ceiling.



KITCHEN

9'0 x 10'9 (2.74m x 3.28m)

With a range of light oak wall and base units, contrasting work surfaces, tiled reveals and a brown sink unit with a chrome mixer tap. A gas cooker, an under counter fridge and plumbing for a washing machine. A u.PVC double glazed door and an aluminum window, a tiled floor and a light to the ceiling.



BATHROOM

6'9 x 5'6 (2.06m x 1.68m)

With a panelled bath, chrome taps, a Triton electric shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, a chrome towel heater, tiled walls, vinyl to the floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to the bedrooms lead off. There is access to the eaves and a light to the ceiling.

34 PEARSON ROAD, CLEETHORPES

BEDROOM 1

12'4 x 10'4 (3.76m x 3.15m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, a light and coving to the ceiling.



BEDROOM 2

9'5 x 10'1 (2.87m x 3.07m)

Another double bedroom with a aluminium window, a range of fitted wardrobes, a central heating radiator, a light and coving to the ceiling.



BEDROOM 3

9'0 x 8'2 (2.74m x 2.49m)

The single bedroom with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator and a light to the ceiling.



GARAGE

18'3 x 8'2 (5.56m x 2.49m)

Detached garage metal double doors and a u.PVC double glazed window to the side.

34 PEARSON ROAD, CLEETHORPES

OUTSIDE

The front garden has a walled boundary with wrought iron gates and is mainly laid to lawn with established borders and a concrete drive.

The rear garden has a fenced boundary, a large patio area and a lawned area with established borders.



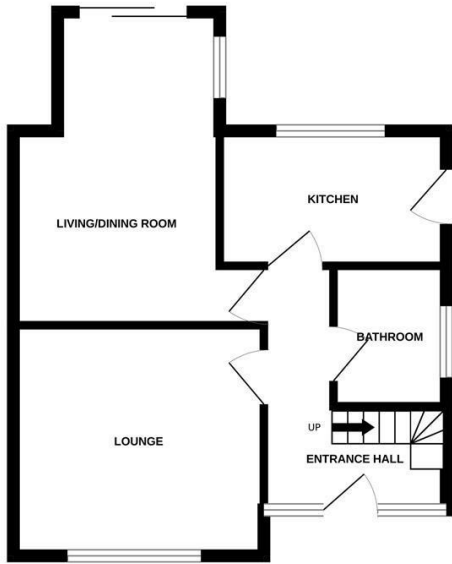
OUTSIDE



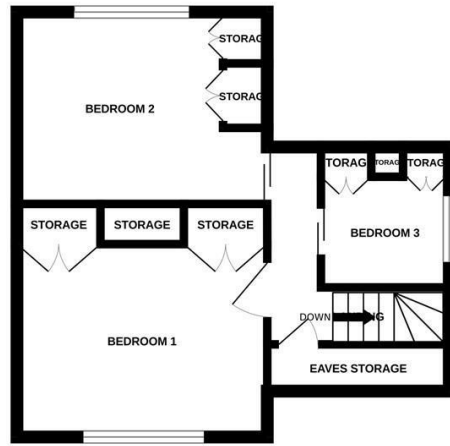
OUTSIDE



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

84

69

England & Wales

EU Directive
2002/91/EC

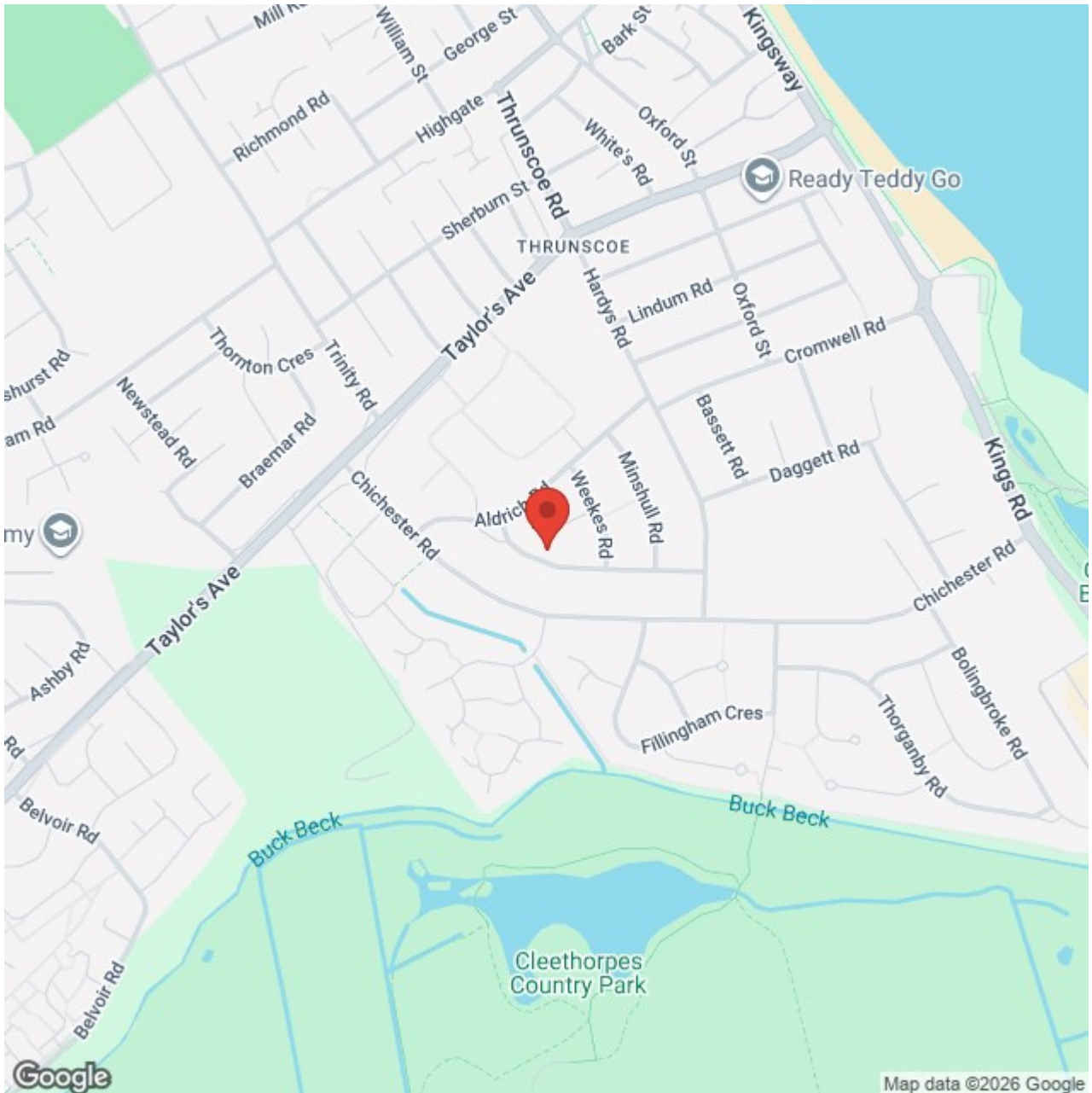


Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



ADDITIONAL NOTES

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We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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