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PROPERTY FOR SALE
126 PENSHURST ROAD, CLEETHORPES

PURCHASE PRICE £167,950 FREEHOLD



VIEWING	By appointment with this office
COUNCIL TAX BAND	B
PURCHASE PRICE	£167,950
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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126 PENSHURST ROAD, CLEETHORPES

Nestled on the charming Penshurst Road in Cleethorpes, this delightful semi-detached house presents an excellent opportunity for those seeking a move-in ready home with great potential to extend, fully furnished if desired. Offered for sale with no chain, this well-presented property boasts a spacious lounge/diner, perfect for both relaxation and entertaining. The kitchen is functional and inviting, catering to all your culinary needs.

The residence features three comfortable bedrooms, providing ample space for family living or guest accommodation. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the fantastic rear garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property benefits from off-road parking and a garage, providing secure storage and convenience for your vehicles.

With U.PVC double glazing and gas central heating, this home ensures warmth and comfort throughout the year. Whether you are a first-time buyer, small family home or looking to downsize, this property on Penshurst Road is a wonderful choice that combines practicality with charm. Do not miss the chance to make this lovely house your new home.

ENTRANCE HALL

Through a u.PVC double glazed front door into the hall with stairs to the first floor, a central heating radiator, an under stairs cupboard, vinyl to the floor and a light to the ceiling.

LOUNGE/DINER

23'6 x 10'2 (7.16m x 3.10m)

The lounge/diner with a u.PVC double glazed walk-in bay window to the front and u.PVC double glazed patio doors lead into the garden, two central heating radiators and lights and ceiling roses to the ceiling. This is a lovely bright and airy room.



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LOUNGE/DINER



KITCHEN

10'2 x 6'4 (3.10m x 1.93m)

The kitchen with white painted wall and base units with contrasting work surfaces, a stainless steel sink and drainer with a chrome mixer tap, space for a cooker and plumbing for a washing machine. A u.PVC double glazed window to the rear and a u.PVC double glazed door to the side, fully tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window and a light and coving to the ceiling.

BATHROOM

6'4 x 6'1 (1.93m x 1.85m)

The bathroom with a white suite comprising of a paneled bath with chrome taps and a plumbed shower above, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window to the side, fully tiled walls, a central heating radiator, vinyl to the floor, loft access and a light to the ceiling.





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BEDROOM 1

10'3 x 10'0 (3.12m x 3.05m)

This double bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light and coving to the ceiling.





BEDROOM 2

10'8 x 10'1 (3.25m x 3.07m)

Another double bedroom to the front of the property with a u.PVC double glazed window, fitted wardrobes with sliding doors, a central heating radiator and a light to the ceiling.



BEDROOM 3

6'8 x 5'10 (2.03m x 1.78m)

This single bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



GARDENS

The front garden has a walled boundary with wrought iron gates, and is laid to decorative stones for ease of maintenance, there is a concrete driveway leading to a detached garage.

The good size well maintained rear garden has a walled and fenced boundary and is mainly laid to lawn with a patio area and a decorative stoned area and a timber shed at the back of the garage.



126 PENSHURST ROAD, CLEETHORPES

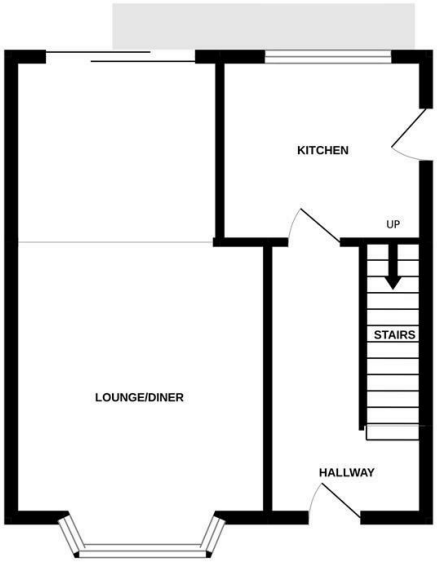
VIEW



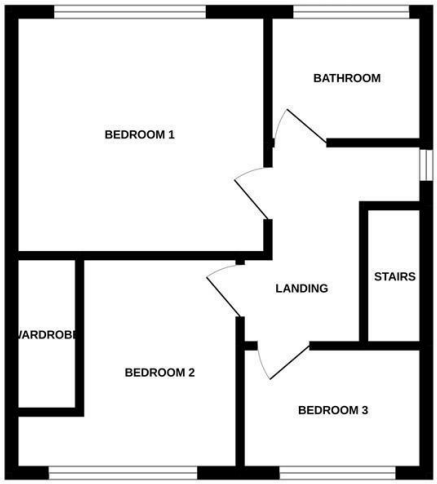
GARAGE

The detached garage with an up an over door.

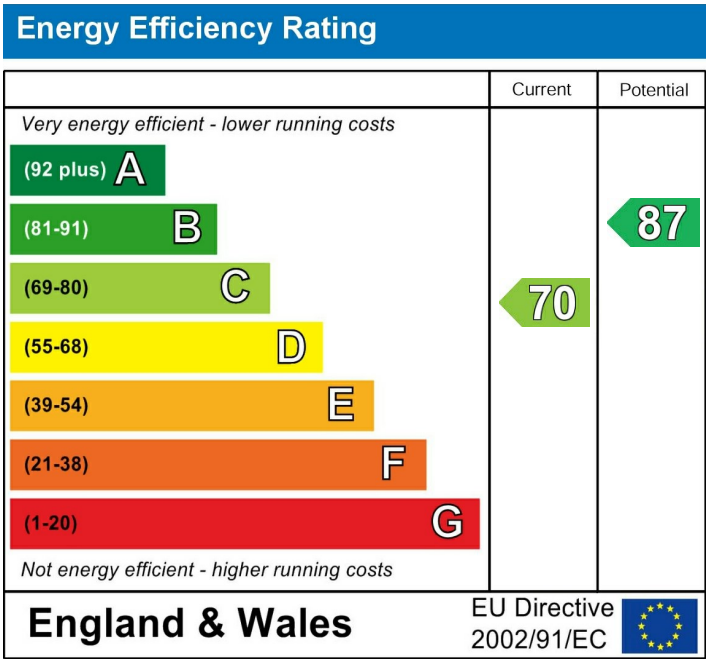
GROUND FLOOR

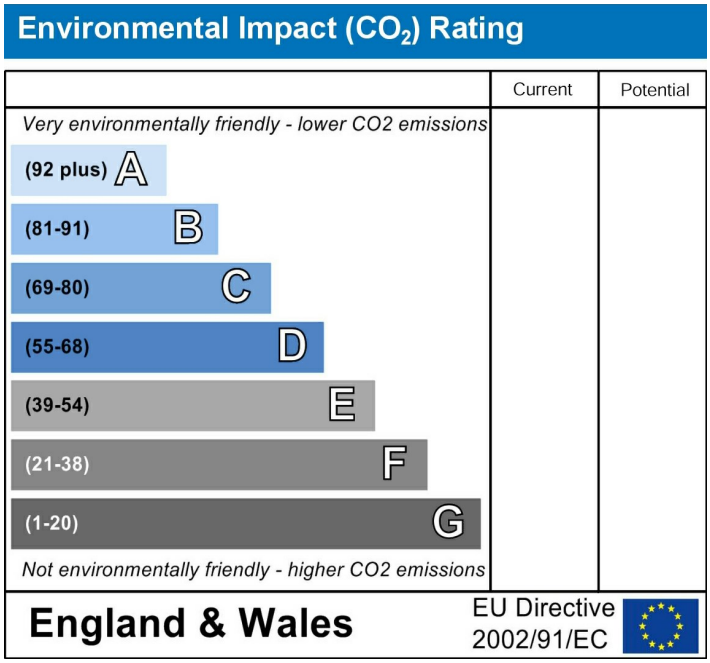


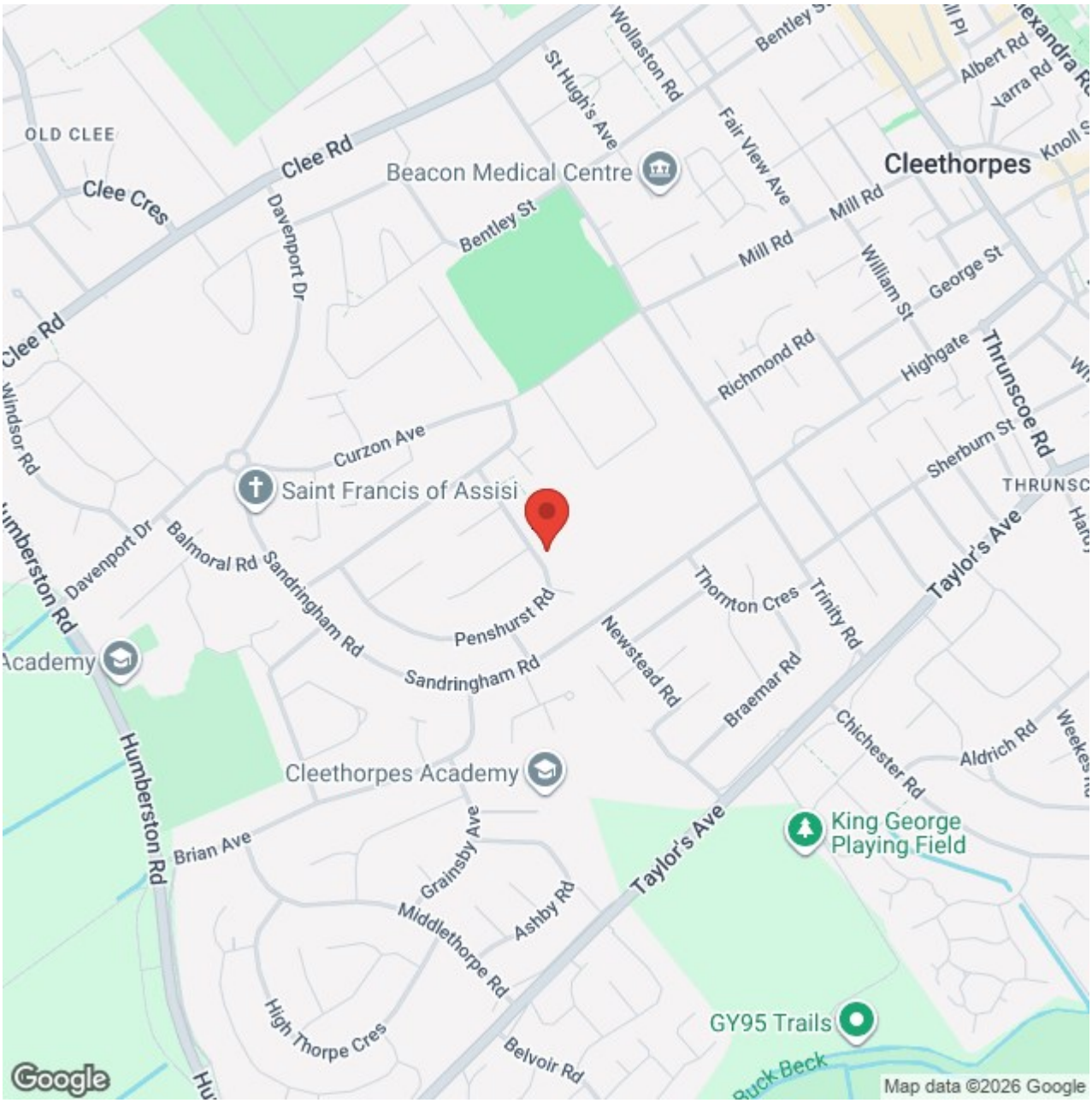
1ST FLOOR



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
70
87
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


OLD CLEE
Clee Rd
Clee Cres
Beacon Medical Centre
Wollaston Rd
St Hugh's Ave
Fair View Ave
Bentley St
Mill Rd
Cleethorpes
Albert Rd
Davenport Dr
William St
George St
Highgate
Richmond Rd
Thrunscoe Rd
Sherburn St
Curzon Ave
Saint Francis of Assisi
Windsor Rd
Balmoral Rd
Sandringham Rd
Penshurst Rd
Thornton Cres
Trinity Rd
Taylor's Ave
Newstead Rd
Braemar Rd
Chichester Rd
Aldrich Rd
Humberston Rd
Cleethorpes Academy
Brian Ave
Grainsby Ave
Middlethorpe Rd
Ashby Rd
King George Playing Field
High Thorpe Cres
Belvoir Rd
GY95 Trails
Google
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ADDITIONAL NOTES

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We offer a letting/management service:-
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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or emma@personaltouch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

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

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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