

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

119 PENSHURST ROAD, CLEETHORPES

PURCHASE PRICE £170,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£170,000

TENURE

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



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119 PENSHURST ROAD, CLEETHORPES

Nestled on the desirable Penshurst Road in Cleethorpes, this charming semi-detached house presents an excellent opportunity for both families and investors alike. Offered for sale with no chain, this property is situated on a generous corner plot, conveniently located near local amenities and schools, making it an ideal choice for those seeking a vibrant community.

The home boasts a welcoming lounge/diner, perfect for entertaining or relaxing with family. The fitted kitchen provides a functional space for culinary pursuits, while three well-proportioned bedrooms offer comfortable accommodation for all. The shower room is practical and serves the needs of the household effectively.

Outside, the beautifully maintained gardens provide a tranquil retreat, ideal for enjoying the outdoors. The property also benefits from ample off-road parking for up to three vehicles, along with a detached garage, ensuring convenience for residents and guests alike.

Additional features include double glazing, gas central heating and solar panels which enhance the property's comfort and energy efficiency. While the home is in good condition, it does require some updating, allowing new owners the opportunity to personalise the space to their taste.

This semi-detached house on Penshurst Road is a fantastic prospect for those looking to create their dream home in a sought-after location. Don't miss the chance to view this delightful property and envision the possibilities it holds.

ENTRANCE HALL

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



119 PENSURST ROAD, CLEETHORPES

LOUNGE/DINER



LOUNGE/DINER



119 PENSHURST ROAD, CLEETHORPES

LOUNGE

17'4 x 10'11 (5.28m x 3.33m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a wooden fire surround with a marble back and hearth and an electric fire, a light and coving to the ceiling.



DINER

10'4 x 9'1 (3.15m x 2.77m)

The diner with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



119 PENSHURST ROAD, CLEETHORPES

KITCHEN

15'9 x 7'9 (4.80m x 2.36m)

With a range of cream wall and base units, contrasting work surfaces and a white sink unit with a chrome mixer tap. There is an induction hob with a stainless steel extractor fan above and a housed double electric oven and the central heating boiler is housed in a wall cupboard. There is plumbing for a washing machine, space for a tumble dryer, a fridge and freezer. A u.PVC double glazed window and door, laminate to the floor, tiled walls and spotlights to the ceiling.



KITCHEN



LANDING

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

119 PENSHURST ROAD, CLEETHORPES

SHOWER ROOM

5'11 x 6'7 (1.80m x 2.01m)

The shower room comprises of a shower enclosure with a chrome plumbed shower, a cabinised sink with a chrome mixer tap and a toilet. A u.PVC double glazed window, fully tiled walls, vinyl tiles to the floor, a chrome ladder style radiator and spotlights to the ceiling.



BEDROOM 1

16'2 into bay x 11'1 decreasing to 9'3 (4.93m into bay x 3.38m decreasing to 2.82m)

This double bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a range of fitted wardrobes, a built in airing cupboard, a central heating radiator, a light and coving to the ceiling.



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BEDROOM 2

11'1 decreasing to 9'2 x 11'1 (3.38m decreasing to 2.79m x 3.38m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a range of fitted wardrobes and overhead cupboard, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



BEDROOM 3

7'11 x 7'2 (2.41m x 2.18m)

With a u.PVC double glazed window, a built in wardrobe and chest of drawers, a central heating radiator and laminate to the floor. There is a light, loft access and coving to the ceiling.

GARAGE

The detached brick garage with a roll up doors, a u.PVC double glazed window to the side and there is light and power within.



119 PENSHURST ROAD, CLEETHORPES

OUTSIDE

The well-manicured front garden has a walled boundary with wrought iron gates and is laid to lawn with established borders. There is a block-paved drive providing off road parking and a pathway around the property and leads to a second wrought iron gate which takes you into the rear garden.

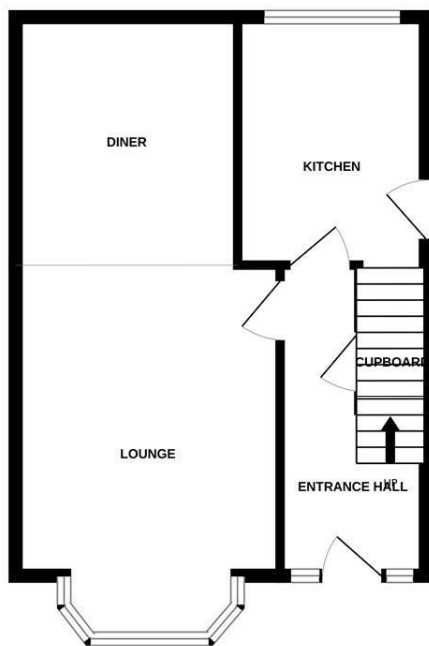
The rear garden has a walled and fenced boundary and is laid to lawn with a patio area and and two greenhouses, one of which has power.



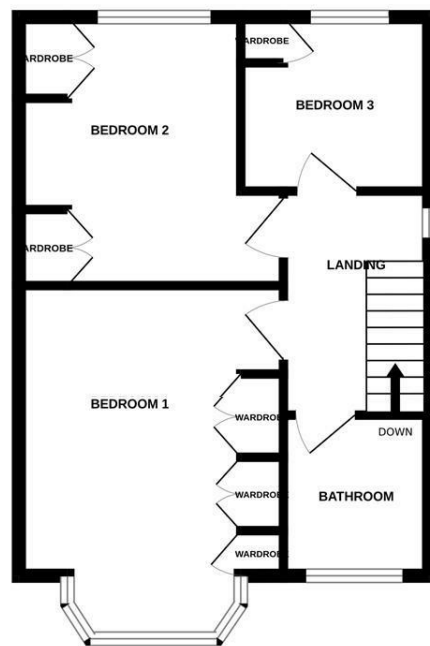
OUTSIDE FRONT



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>81</p>	<p>87</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO₂) Rating

	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	



ADDITIONAL NOTES

FREE VALUATIONS:

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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Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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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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