PROPERTY FOR SALE
58 HIGHGATE CLEETHORPES, CLEETHORPES

PURCHASE PRICE £99,950 FREEHOLD

VIEWING
By appointment with this office

COUNCIL TAX BAND
A

PURCHASE PRICE
£99,950

TENURE
FREEHOLD
Bettles, Miles & Holland are pleased to offer for sale this mid terraced property situated in this extremely popular location in Cleethorpes. The location is just a 5 minute walk from the Cleethorpes sea front itself. It is close to St. Peter's Avenue, bus routes and all local amenities and the accommodation is second to none and has plenty to offer. The property benefits from u.PVC double glazing and gas central heating and briefly comprises of a lounge-dining room, fitted kitchen and stairs to the first floor accommodation. The first floor with two double bedrooms and a family bathroom. There is a small courtyard garden to the front and a lovely courtyard style garden to the rear of this property. The property has been kept extraordinarily well by its present Vendor, has clean lines throughout and is ready for somebody to just move in. In the Agent's opinion, this is a lovely home in one of the best locations in Cleethorpes.

**ENTRANCE**
Through a u.PVC double glazed, obscure and panelled door into the:

**LOUNGE-DINING ROOM**
21'1" x 12'7" at its maximum (6.43m x 3.84m at its maximum)
With a u.PVC double glazed Georgian style bay window to the front aspect and u.PVC double glazed French style doors to the rear. Two central heating radiators and two ceiling lights to the textured ceiling. Dado rail to the walls. A decorative black fire surround with tiled hearth and an open fire. Shelving and cupboard to one recess and shelving to the other recess. There is an additional cupboard for storage. Laminate floor. This is a very light and spacious room. Through a wooden, panelled door into the :-

**LOUNGE SHOWING DOORS TO THE COURTYARD GARDEN**
KITCHEN
20'4" x 7'0" at its maximum (6.20m x 2.14m at its maximum)
With a range of cream coloured Shaker style units to the base and wall with scroll tops and valances and black door and drawer furniture. Wooden block work surfaces and tiled reveals. Double Belfast style sink with mixer tap, integral hob, oven with extractor canopy above, space for a fridge-freezer and plumbing for a washing machine. Tiling to the floor. A u.PVC double glazed obscure and Georgian style window to the rear and two u.PVC double glazed Georgian style windows to the side aspect. Central heating radiator, spot lights to the ceiling. A Halstead gas combination boiler is housed here also, understairs cupboard for storage and stairs leading to the first floor accommodation.

DIFFERENT ANGLE OF KITCHEN
A DIFFERENT VIEW WALKING TO THE KITCHEN

LANDING
The stairs with a balustrade rail to the first floor accommodation. New carpet, Central heating radiator, ceiling light and wooden panelled doors leading off.
**BATHROOM**

10'5" x 6'0" at its maximum (3.20m x 1.85m at its maximum)
With a white suite of corner, panelled bath with shower from the taps and a shower rail. Close coupled W.C., circular sink upon a pedestal with mosiac top. Partial tiling to walls, central heating radiator and wall lights. Extractor fan, a u.PVC double glazed, obscure window and vinyl to the floor.

**BEDROOM 1**

12'6" x 11'5" (3.83m x 3.50m)
Through a wooden, panelled door into this double bedroom which is located to the front of the property. A u.PVC double glazed Georgian style window, central heating radiator and ceiling light. Carpeted floor.
BEDROOM 2
9'8" x 9'2" (2.95m x 2.80m)
Through a wooden and panelled door to this double bedroom which is to the rear of the property. With a u.PVC double glazed Georgian style window, central heating radiator and ceiling light. Loft access with pull down ladder, the loft is partially boarded and insulated plus 2 lights. Carpet to the floor.

GARDENS + COURTYARD GARDEN TO THE REAR
The front garden is within a dwarf wall, railed and gated boundary. Pathway to the front door and a shingle bed with mature shrubs.
The rear garden has a walled and gated boundary with trellis on top of the wall. There is attractive tiling to the floor which allows plenty of room for pots. There is a cupboard for storage and an outside tap.
STREET VIEW OF HIGHGATE
CLEETHORPES

58 HIGHGATE CLEETHORPES, CLEETHORPES
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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## Energy Efficiency Rating

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Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

## Environmental Impact (CO₂) Rating

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Not environmentally friendly - higher CO₂ emissions

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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.

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We offer a letting/management service:-
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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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.

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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