

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 16 TENNYSON ROAD, CLEETHORPES

**PURCHASE PRICE £159,950 - FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£159,950

#### TENURE

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



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## 16 TENNYSON ROAD, CLEETHORPES

Nestled on Tennyson Road in the charming coastal town of Cleethorpes, this delightful semi-detached house offers a perfect blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from local amenities and the picturesque seafront, making it an ideal choice for families and beach lovers alike.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is designed for practicality, while a convenient downstairs WC and utility area enhance the home's functionality. Upstairs, you will discover three inviting bedrooms, perfect for restful nights, along with a family bathroom that caters to all your needs.

Outside, the property features both front and rear gardens, offering a lovely outdoor space for gardening or enjoying the fresh air. Off-road parking for one vehicle adds to the convenience of this charming home. The house is double glazed throughout, ensuring warmth and comfort during the cooler months, and is equipped with gas central heating for efficient warmth.

This semi-detached house on Tennyson Road is not just a home; it is a lifestyle choice, combining the joys of coastal living with the comforts of modern amenities. Don't miss the opportunity to make this lovely house your new home.

### ENTRANCE HALL

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





## 16 TENNYSON ROAD, CLEETHORPES

### LOUNGE

13'9 x 11'7 (4.19m x 3.53m)

The lounge is to the front of the property with a u.PVC double glazed bay window, a wooden fire surround with a log effect electric fire within. A central heating radiator, a light and coving to the ceiling and there is double doors to the dining room.

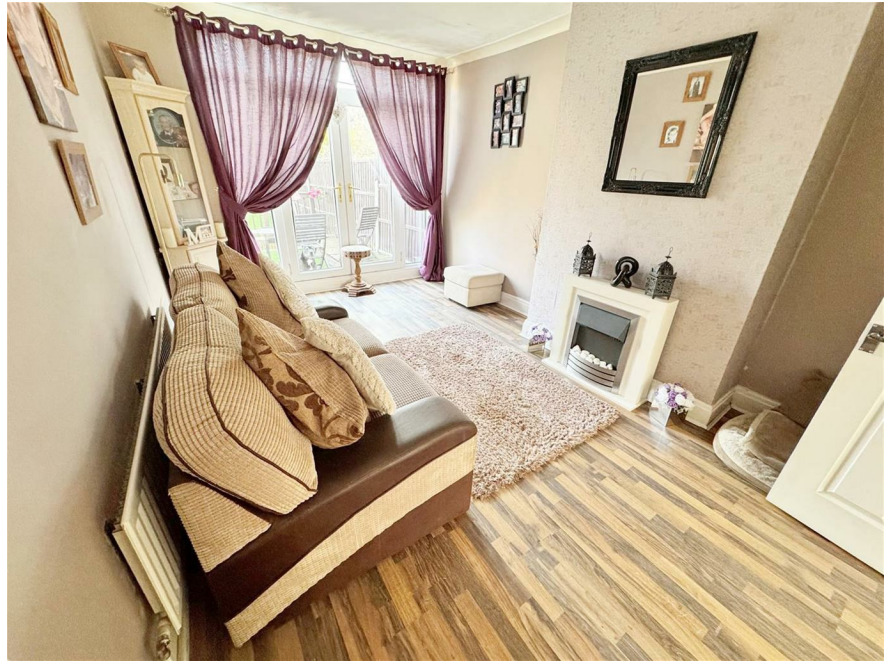


## 16 TENNYSON ROAD, CLEETHORPES

### **DINING ROOM**

15'11 x 10'4 (4.85m x 3.15m)

With u.PVC double glazed French doors, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



### **KITCHEN**

14'1 x 6'10 increasing to 8'7 (4.29m x 2.08m increasing to 2.62m)

The kitchen with a range of white wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integral electric oven, a gas hob with a housed extractor fan above. A u.PVC double glazed window and door, a central heating radiator, vinyl to the floor and a light to the ceiling.





## 16 TENNYSON ROAD, CLEETHORPES

### KITCHEN



### WC/UTILITY

With a white toilet, a u.PVC double glazed window, a wall mounted central heating boiler and plumbing for a washing machine. There is laminate 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, there is a light and loft access to the ceiling.



## 16 TENNYSON ROAD, CLEETHORPES

### **BATHROOM**

5'11 x 6'11 (1.80m x 2.11m)

The bathroom with a white suite comprising of panelled bath with a chrome mixer tap, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, a white ladder style central heating radiator, part tiled walls, vinyl to the floor and spotlights to the ceiling.



### **BEDROOM 1**

9'4 to wardrobes x 12'2 (2.84m to wardrobes x 3.71m)

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





## 16 TENNYSON ROAD, CLEETHORPES

### **BEDROOM 2**

11'2 x 10'2 (3.40m x 3.10m)

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



### **BEDROOM 3**

7'8 x 7'2 (2.34m x 2.18m)

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

### **OUTSIDE**

The front garden has a walled and fenced boundary and is laid to concrete for ease of maintenance and there is parking for one vehicle.

The rear garden has a walled and fenced boundary and is laid to lawn with established borders. There is a decked area with artificial grass and a timber shed.



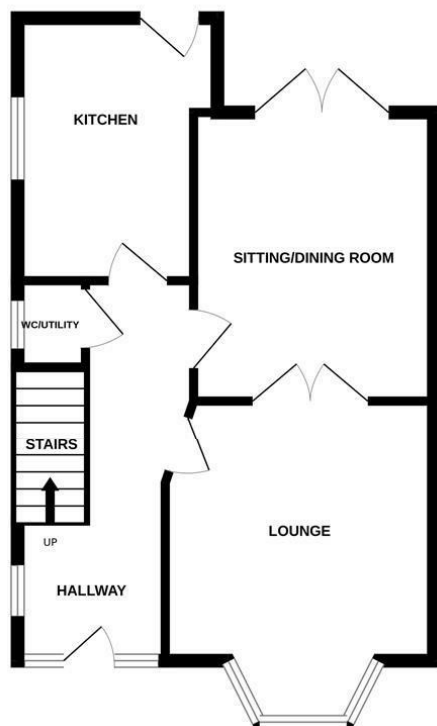
## 16 TENNYSON ROAD, CLEETHORPES

### OUTSIDE

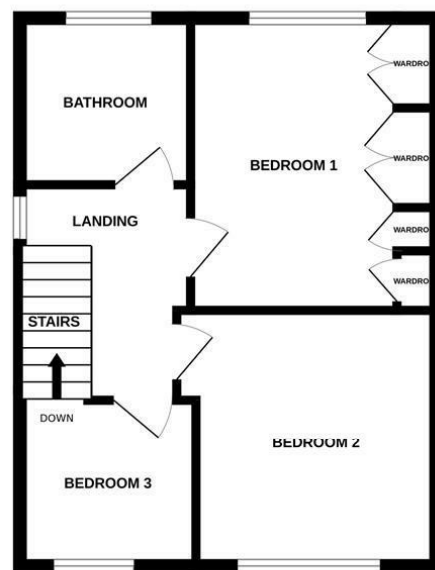




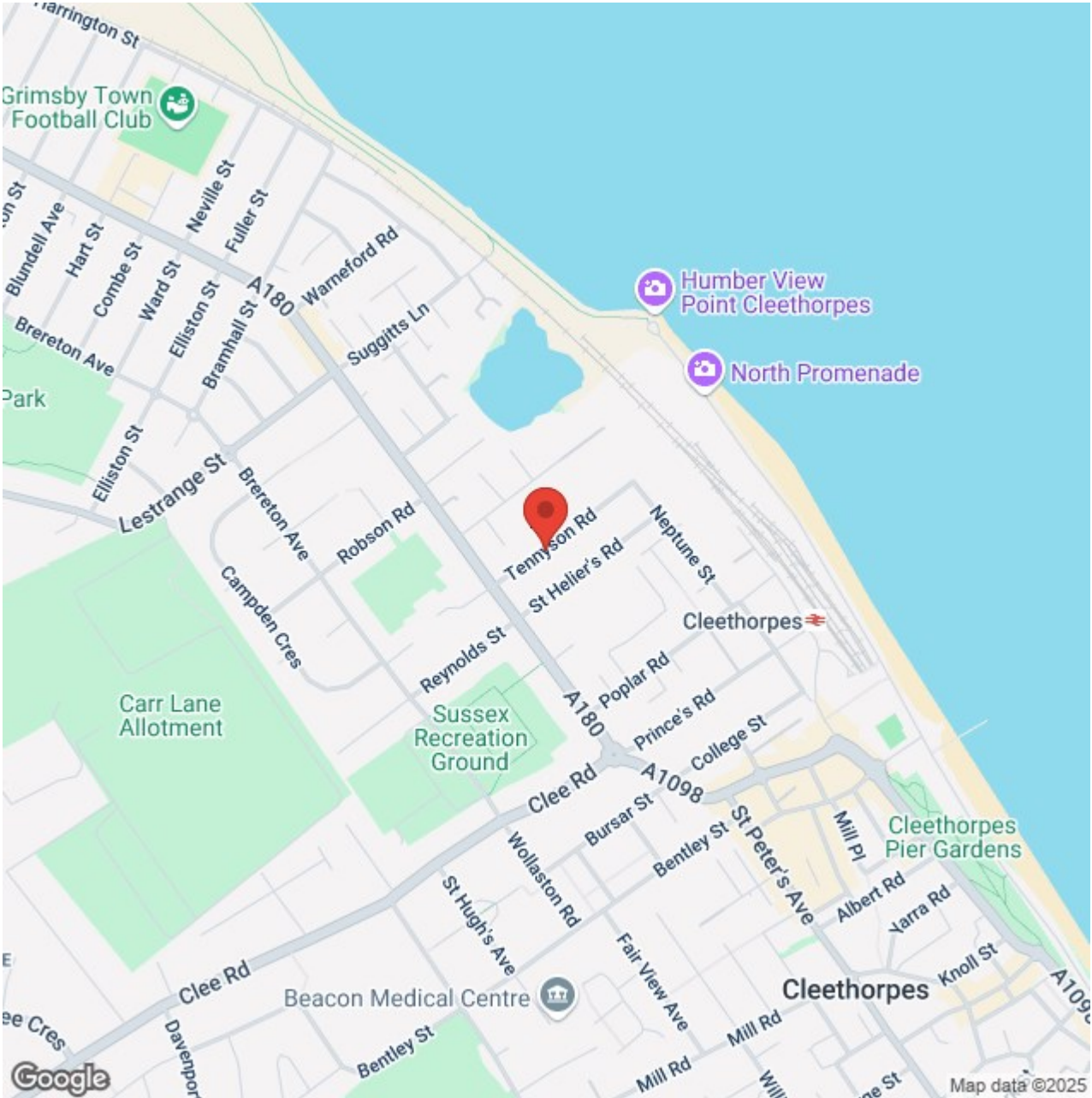
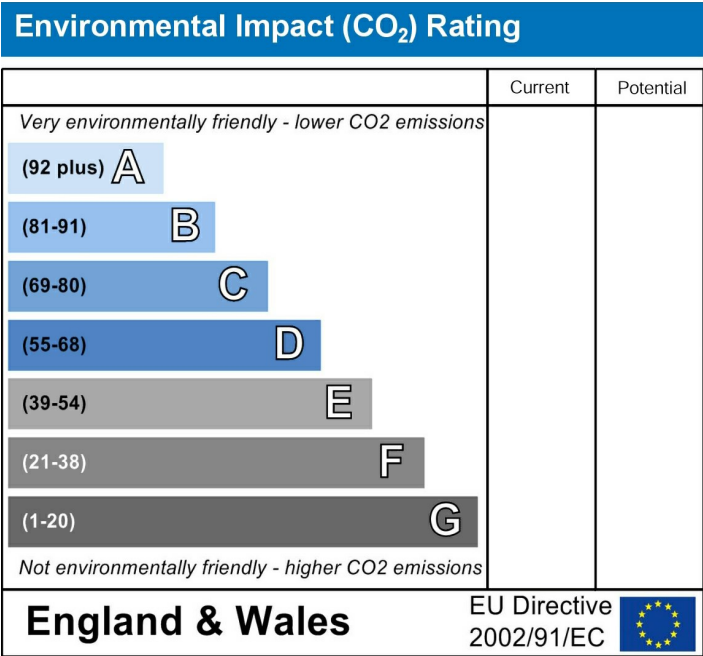
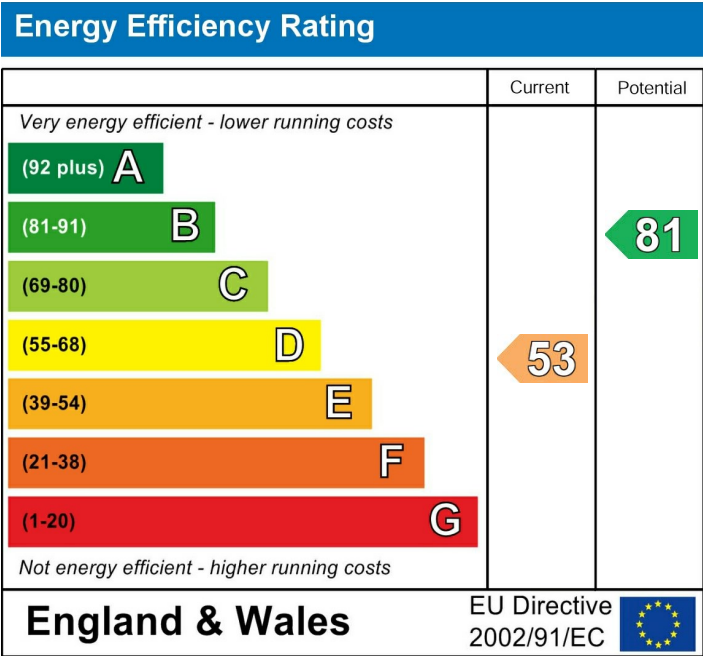
GROUND FLOOR



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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## **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.**

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.

### **MORTGAGE ADVICE**

#### **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](mailto: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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