

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

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PROPERTY FOR SALE

14 GILES STREET, CLEETHORPES

PURCHASE PRICE £105,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£105,000

TENURE

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



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BMH Estate Agents & Property Management Limited
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14 GILES STREET, CLEETHORPES

Bettles, Miles and Holland are pleased to offer for sale this two bedroomed mid terraced property in the popular location of Cleethorpes. The property is within walking distance of Cleethorpes seafront and all that Cleethorpes has to offer. It is close to local amenities and schools. The property itself comprises of an entrance porch, entrance hall, a lounge, dining room through to a good size kitchen, a small porch to the side with a downstairs toilet, to the first floor are two double bedrooms and a good size family bathroom. The property benefits from u. PVC double glazing, gas central heating and front and rear garden.

PORCH

Through a wooden and glazed door into the porch with part tiled walls and a tiled floor.

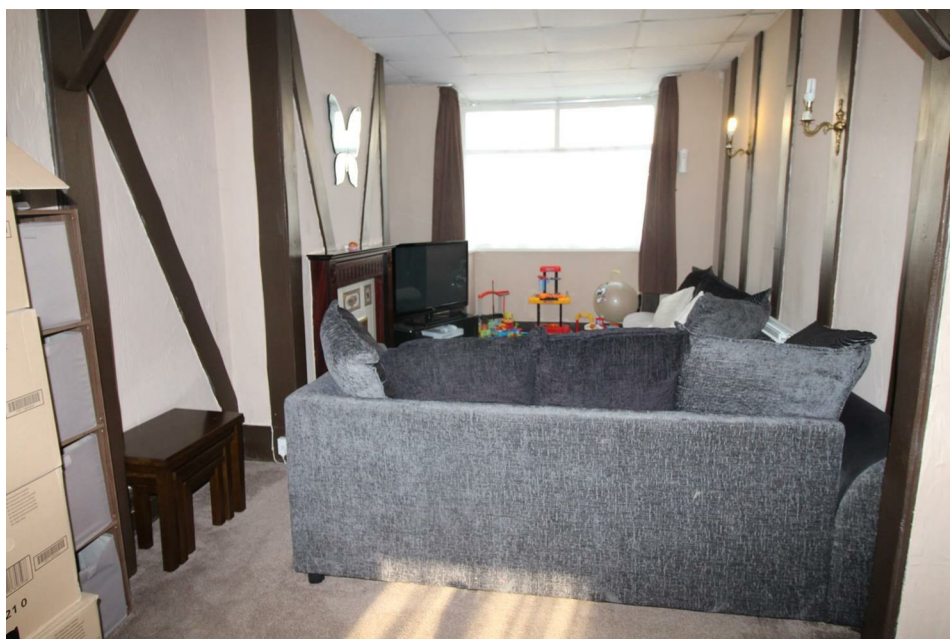
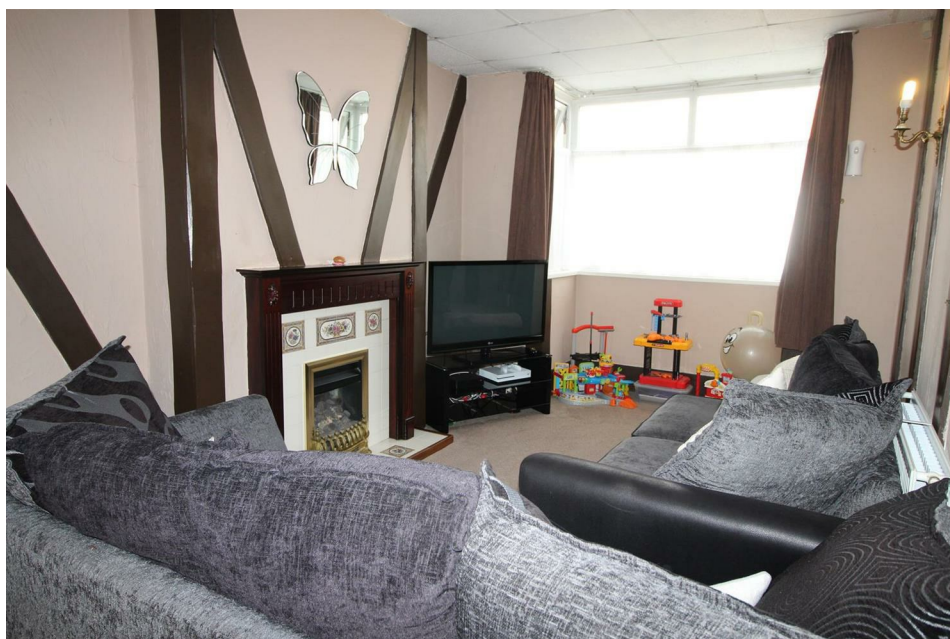
ENTRANCE HALL

Through a wooden and glazed door, a central heating radiator, stairs to the first floor accommodation and a light and coving to the ceiling.

LOUNGE

9'04 x 11'09 (2.84m x 3.58m)

This room is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a mahogany fire surround with a tiled back and hearth and a coal effect gas fire within and wall lights.



14 GILES STREET, CLEETHORPES

DINING ROOM

9'10 x 12'09 (3.00m x 3.89m)

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



KITCHEN

6'06 x 11'11 (1.98m x 3.63m)

With a u.PVC double glazed window to the side, a range of white wall and base units with contrasting work surfaces over and a stainless steel sink and drainer with a chrome mixer tap. There is a free standing cooker, plumbing for a washing machine and an under stairs cupboard. A central heating radiator, part tiled walls, a light and coving to the ceiling and vinyl to the floor.



14 GILES STREET, CLEETHORPES

DINING AREA

6'05 x 7'04 (1.96m x 2.24m)

This room is to the back of the property with a u.PVC double glazed window, a wooden door leading to the rear porch and vinyl to the floor. The central heating boiler is also here.

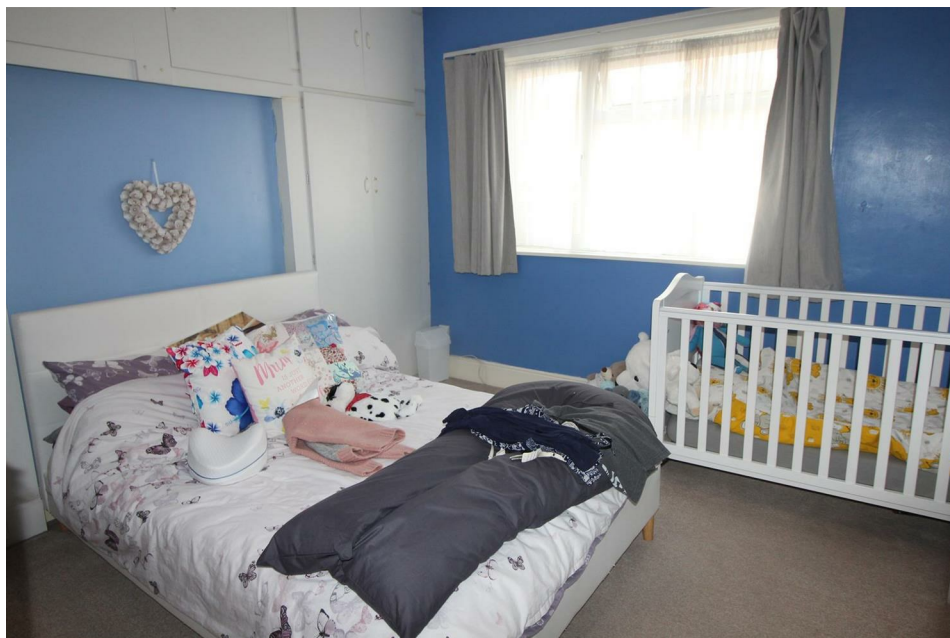
LANDING

Up the stairs to the landing where all doors lead off and a light and coving to the ceiling.

BEDROOM 1

11'08 x 11'07 (3.56m x 3.53m)

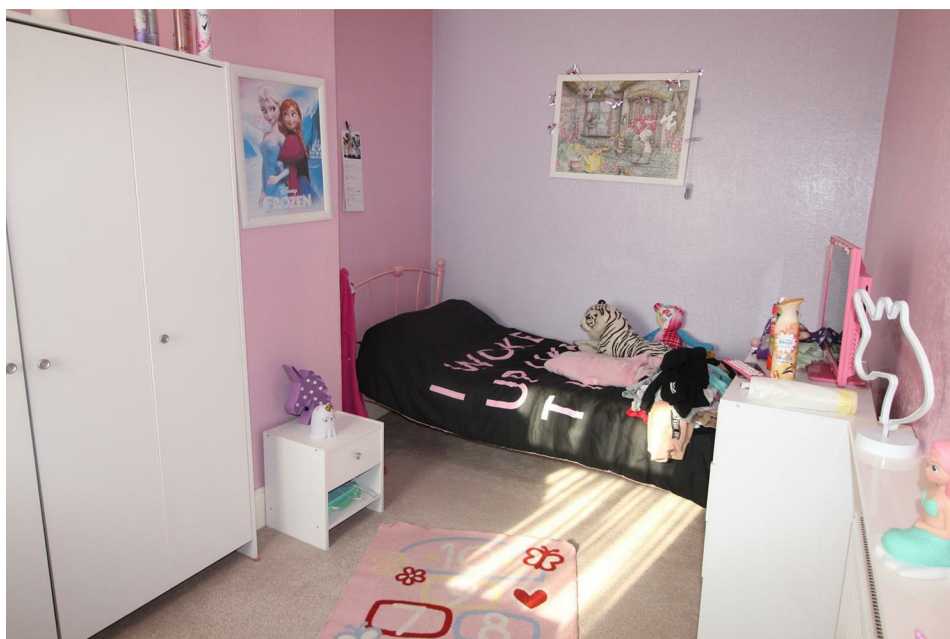
This bedroom is to the front of the property with a u.PVC double glazed window, a range of built-in cupboards, a central heating radiator and a light and coving to the ceiling.



BEDROOM 2

7'08 x 12'10 (2.34m x 3.91m)

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



14 GILES STREET, CLEETHORPES

BATHROOM

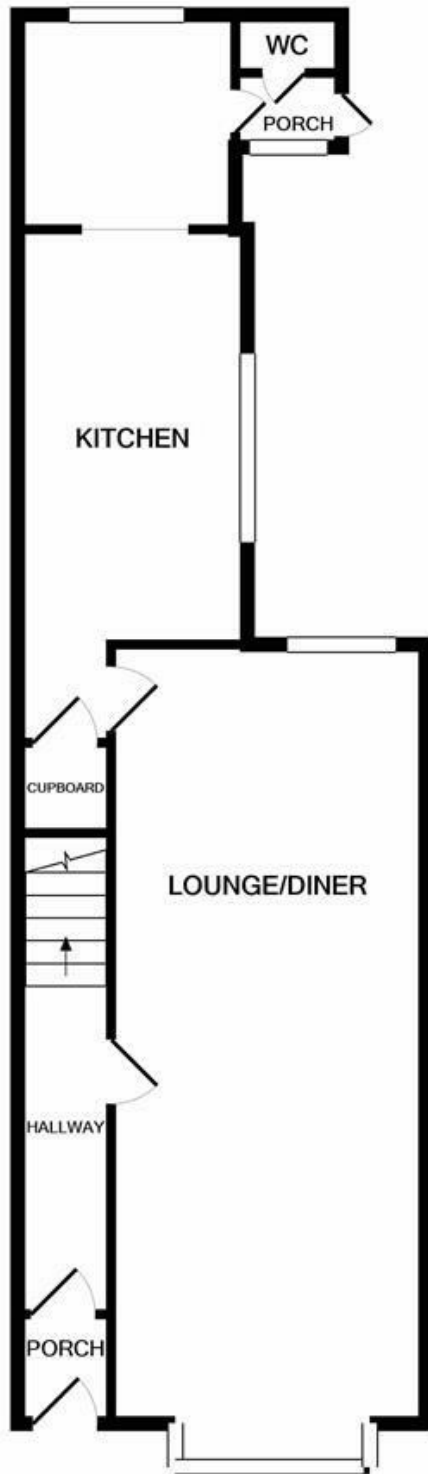
11'04 x 6'06 (3.45m x 1.98m)

The good size family bathroom with a white suite comprises of a paneled bath with a shower over and a shower screen, a white WC, a white sink set within a beach effect vanity unit, a central heating radiator and two cupboards. With part tiled walls and a light, coving and a loft access to the ceiling.

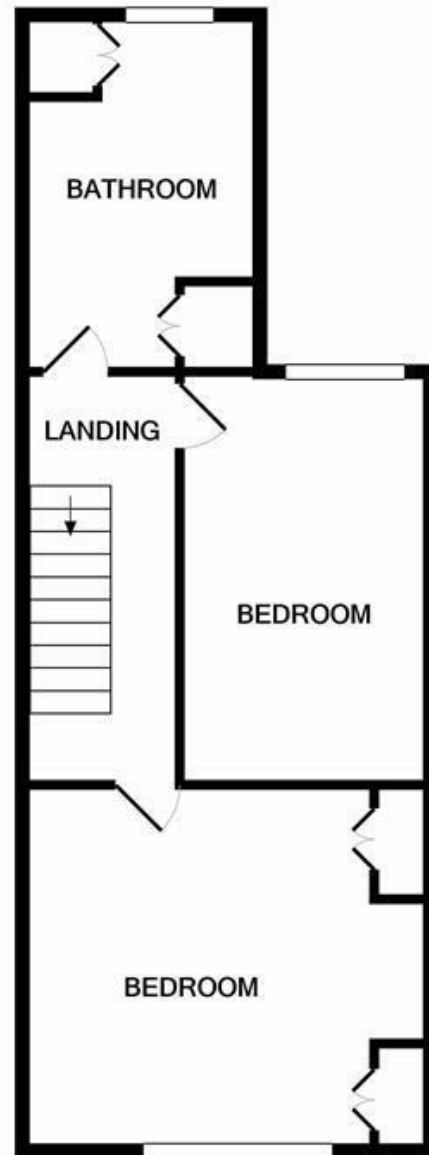


GARDENS

The rear garden has a walled and fenced boundary and is mainly laid to lawn with a path way leading to the wooden gate. There is also a timber shed with power. The front garden has a fenced boundary and is concreted for ease of maintenance.



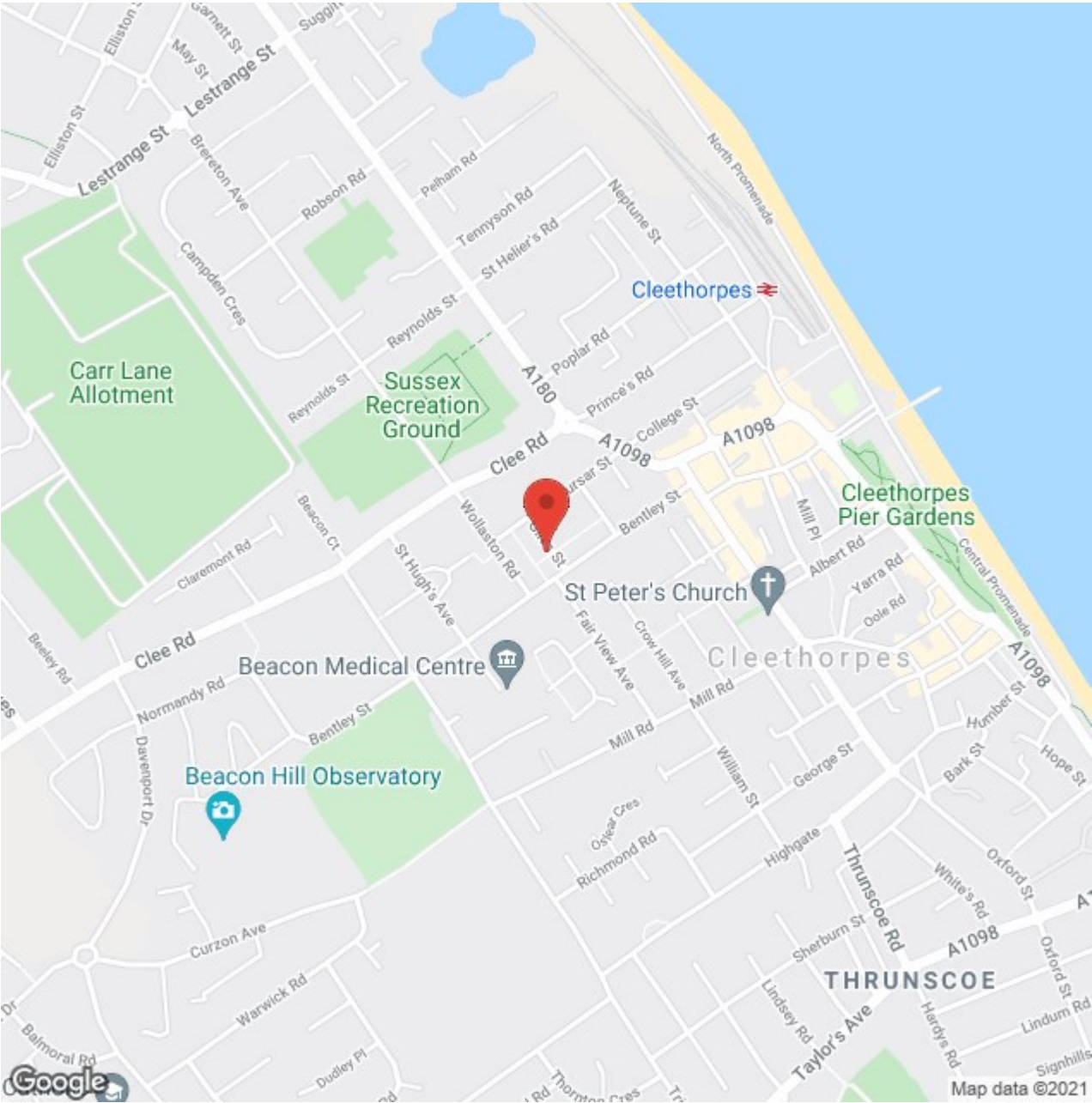
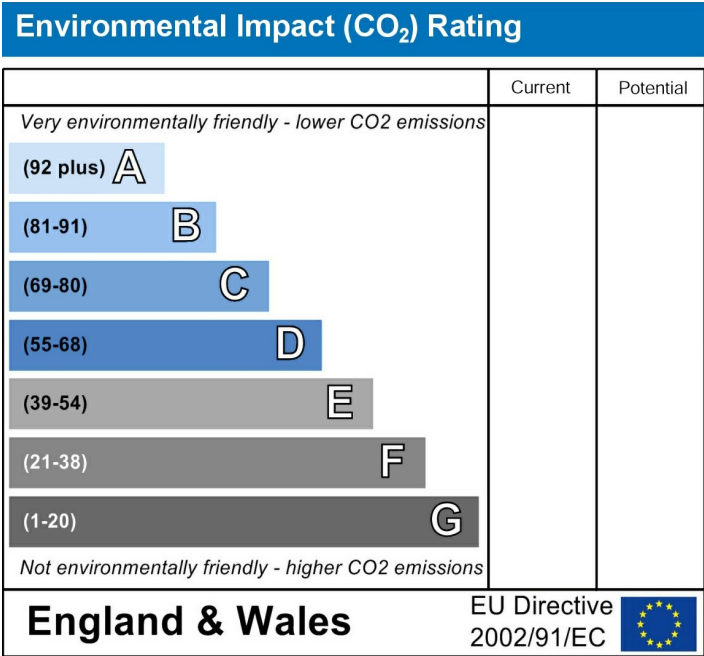
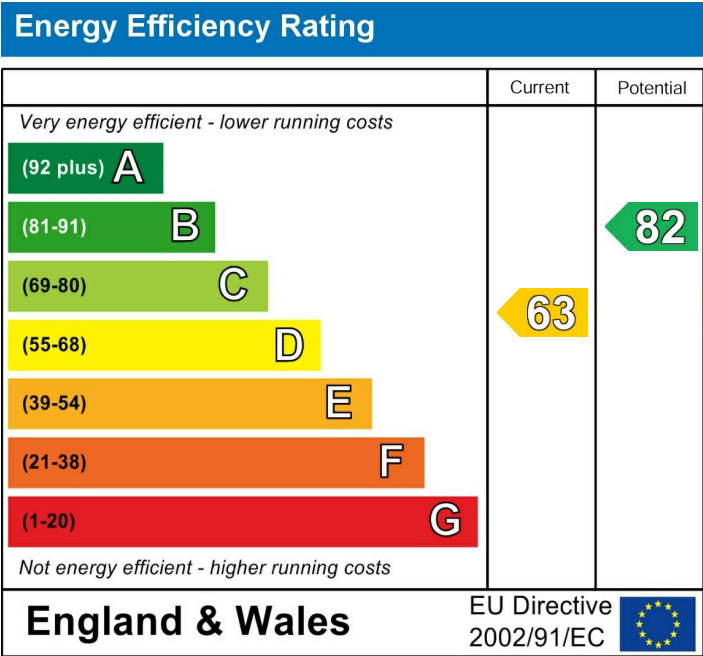
GROUND FLOOR



1ST FLOOR

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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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.

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 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@personal-touch-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.)

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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