

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

29 WOODSLEY AVENUE, CLEETHORPES

PURCHASE PRICE £130,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£130,000

TENURE

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



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29 WOODSLEY AVENUE, CLEETHORPES

PUBLIC NOTICE

29 Woodsley Avenue, Cleethorpes, North East Lincolnshire, DN35 8TU

We are acting in the sale of the above property and have received an offer of £125,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: 34 F

Nestled on the charming Woodsley Avenue in Cleethorpes, this semi-detached house presents an excellent opportunity for those seeking a home close to the seafront, local amenities, and schools. Offered for sale with no chain.

The lounge/diner is a particularly appealing feature, offering a versatile area for family gatherings or quiet evenings in. The kitchen, while functional, presents an opportunity for the new owner to modernise and personalise to their taste.

With three bedrooms, this home is ideal for families or those needing extra space for guests or a home office. The bathroom is conveniently located, serving the needs of the household.

Outside, the property benefits from both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or for children to play. Additionally, there is off road parking along with a garage, ensuring that storage and convenience are well catered for.

While the property does require some updating, it offers a fantastic canvas for those looking to create their dream home. With gas central heating already in place, the essentials are covered, allowing you to focus on the enhancements that will make this house truly yours.

In summary, this semi-detached house on Woodsley Avenue is a promising prospect for anyone looking to embrace coastal living in Cleethorpes. With its prime location and potential for improvement, it is not to be missed.

***Please note this property is sold as seen and that any services, heating system or appliances have not been tested

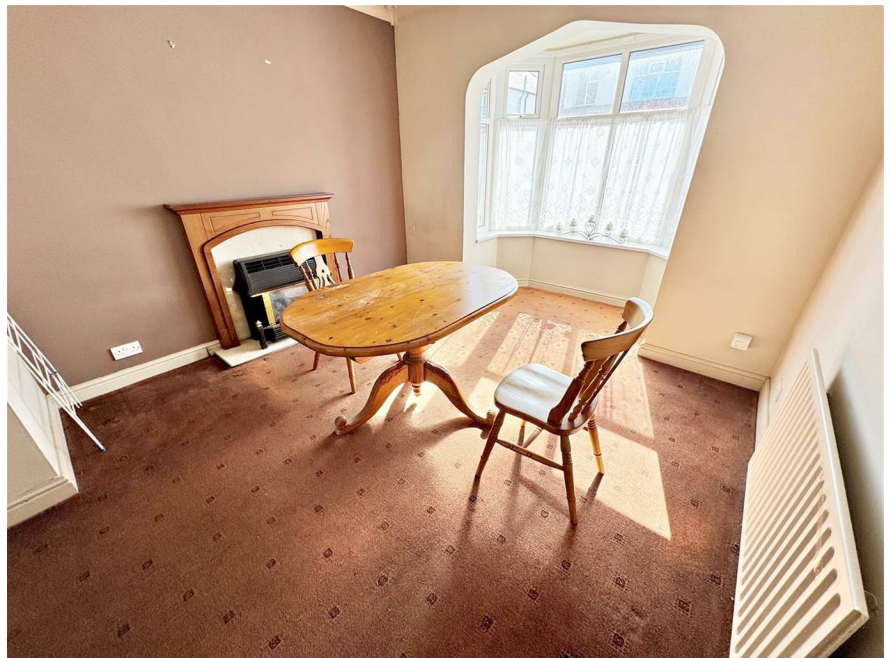
ENTRANCE HALL

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

LOUNGE

13'9 into bay x 11'1 (4.19m into bay x 3.38m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a wooden fire surround, a marble effect back and hearth and a gas fire. A central heating radiator, a light, coving and ceiling rose to the ceiling. Arch into the dining room



29 WOODSLEY AVENUE, CLEETHORPES

DINING ROOM

17'0 x 10'9 decreasing to 8'10 (5.18m x 3.28m decreasing to 2.69m)

The dining room with a u.PVC double glazed sliding door, a central heating radiator, a light, coving and ceiling rose to the ceiling.



KITCHEN

15'11 decreasing to 12'8 x 7'5 decreasing to 5'11 (4.85m decreasing to 3.86m x 2.26m decreasing to 1.)

With a range of wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a housed extractor fan above and the central heating boiler is housed in a wall unit. Two u.PVC double glazed windows and a u.PVC double glazed door, a built in cupboard, vinyl to the floor, a light and coving to the ceiling.



KITCHEN



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window and there is a light and loft access to the ceiling.

BEDROOM 1

10'8 x 11'11 (3.25m x 3.63m)

This double bedroom to the back of the property with an aluminum window, a central heating radiator and a light to the ceiling.



BEDROOM 2

11'0 x 10'4 (3.35m x 3.15m)

Another double bedroom to the front of the property with an aluminum window, a central heating radiator and a light to the ceiling.

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BEDROOM 3

12'6 x 7'5 decreasing to 5'11 (3.81m x 2.26m decreasing to 1.80m)

Bedroom 3 is to the back of the property with an aluminum window, a central heating radiator and a light to the ceiling.



BATHROOM

5'7 x 6'8 (1.70m x 2.03m)

The bathroom with a white suite comprising of a panelled bath with chrome taps and an electric shower, a pedestal wash hand basin with chrome taps and a toilet. An aluminum window, fully tiled walls, a white ladder style radiator, a tiled floor and a light to the ceiling.



GARAGE

Detached garage with wooden doors.

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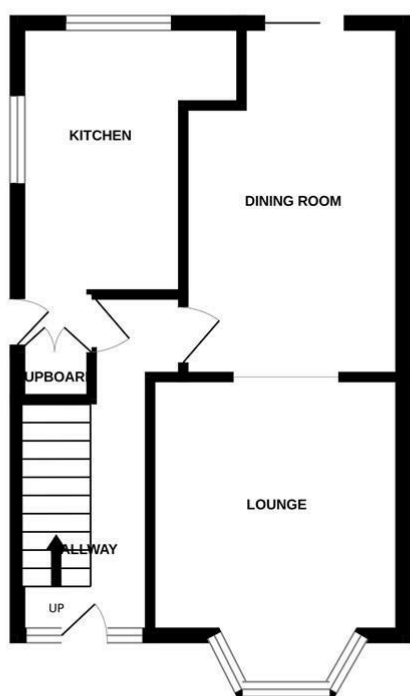
OUTSIDE

The front garden has a walled and fenced boundary and is laid to concrete for ease of maintenance and there is a drive but no dropped kerb.

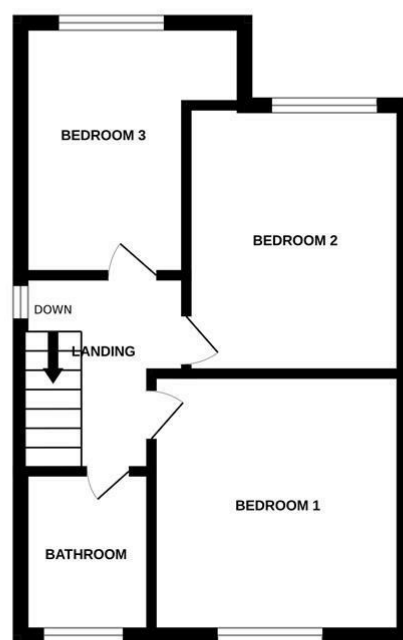
The rear garden has a walled and fenced boundary and currently in need of some care, offers great potential for transformation into a beautiful outdoor space.



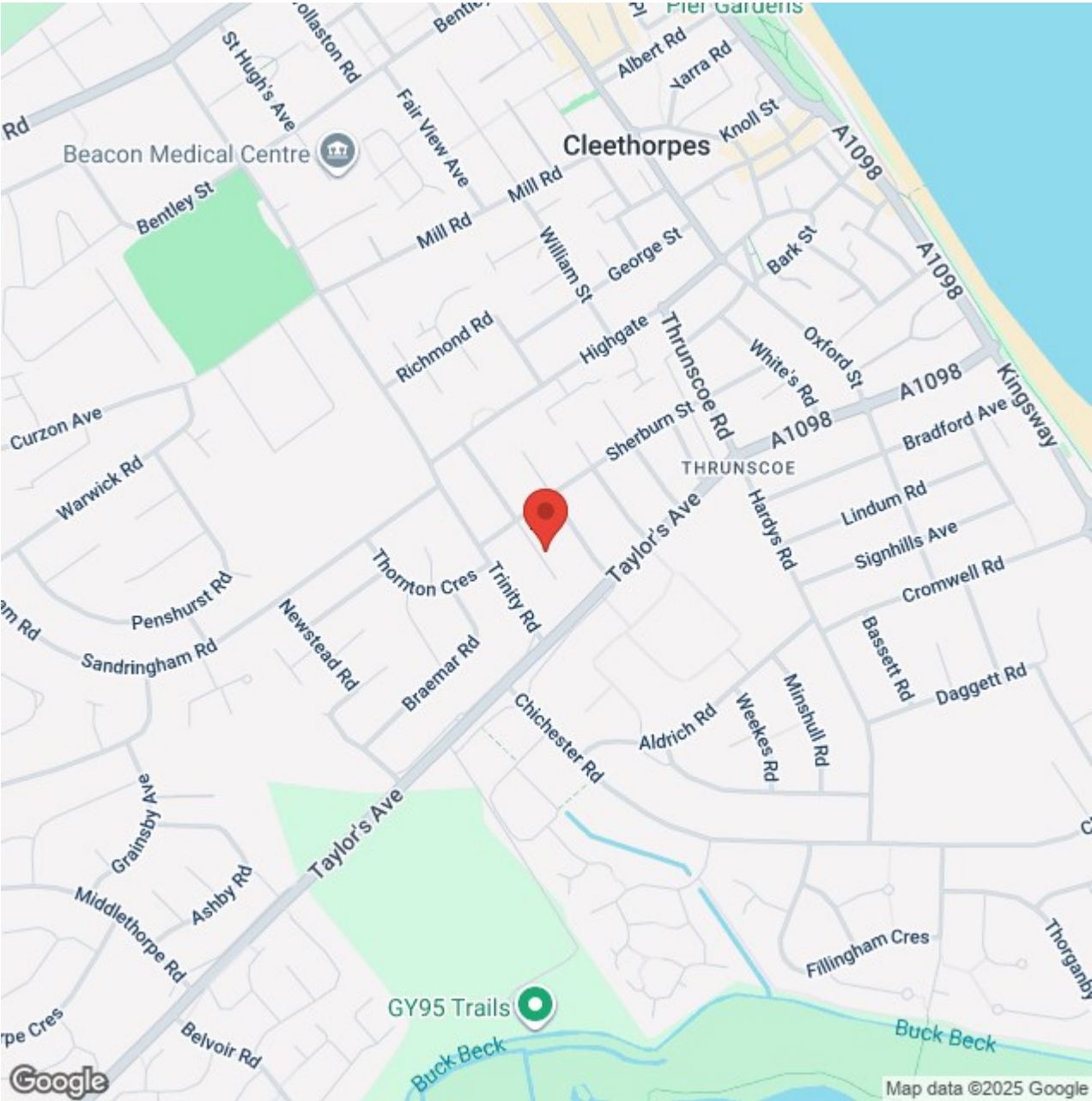
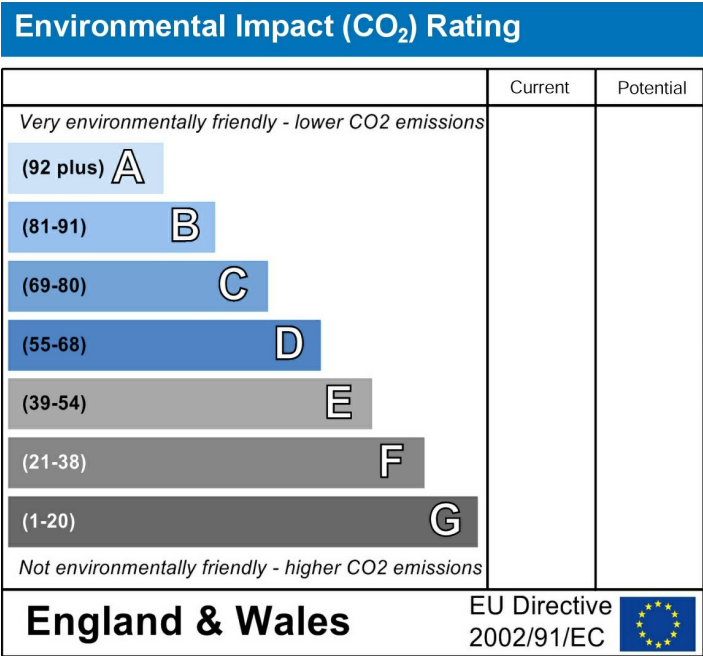
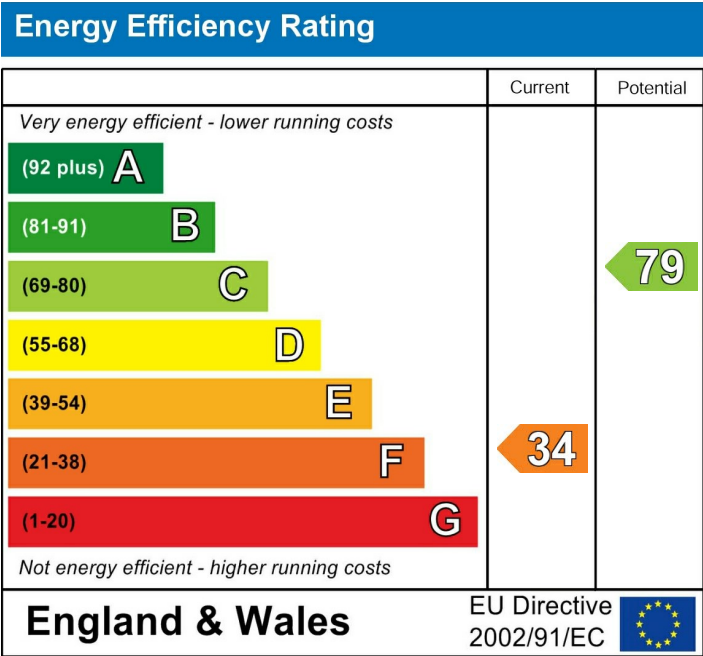
GROUND FLOOR



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

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 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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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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