

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE 22 PINE WALK, CLEETHORPES

PURCHASE PRICE £152,500 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£152,500

TENURE

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



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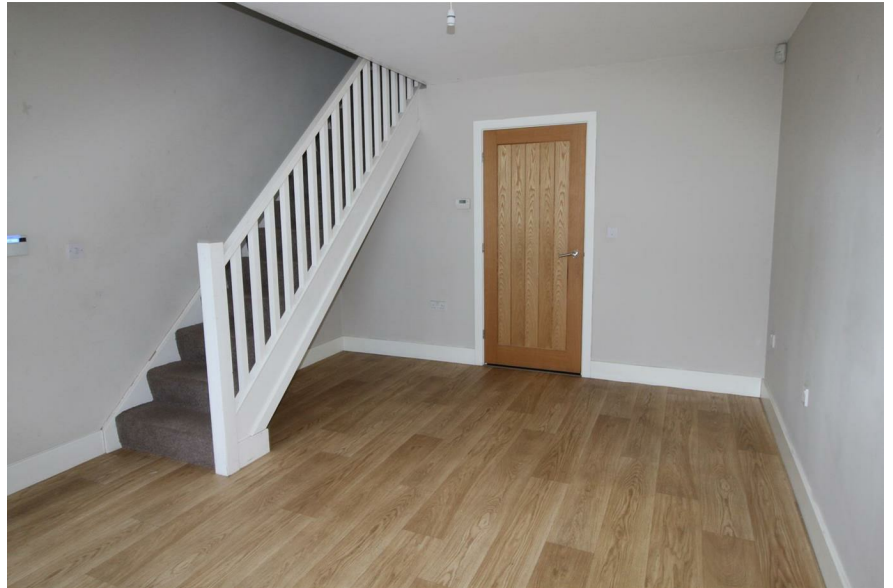
22 PINE WALK, CLEETHORPES

This is a really attractive position amongst pine trees as the title suggests, just off Highgate so great access to the sea front, shopping in St Peter's Avenue, schools and just about everything Cleethorpes offers within walking distance. The property is a recent new build and it is one of three although we are calling it a semi detached. It has two double bedrooms an attractive bathroom, on the ground floor a good size lounge and open stair and then a little utility space in the inner hall together with a cloakroom. The kitchen is nicely fitted and it is quite spacious. No chain.

LOUNGE

15'6 x 11'9 (4.72m x 3.58m)

The lounge is to the front with a u.PVC double glazed and composite door forming the entrance there is also a u.PVC double glazed window to the front looking across the close through the trees and to the side. The spelted staircase here and attractive flooring, panel door to the inner hall, a central heating radiator, it is a very pleasant room.



ADDITIONAL LOUNGE



22 PINE WALK, CLEETHORPES

INNER HALL

Through to the inner hall where there is a cloakroom to one side a white suite comprising of pedestal wash hand basin and closed coupled WC a central heating radiator and an extractor. The other side of the hall is in the form of a utility area with a water supply and a plumbed waste.



KITCHEN/BREAKFAST ROOM

10'9 x 11'9 (3.28m x 3.58m)

At the back of the house with windows both to the side and the back garden. In addition there are double doors in u.PVC which open into the garden. There are attractive units finished in a light gloss magnolia to the doors and drawers to the base and wall with a block board worktop. Inset stainless steel sink unit and mixer tap integrated four ring gas hob with a stainless steel extractor above. The oven is below. The integrated dishwasher and space for a fridge/freezer. Central heating radiator, plenty of space for a table and chairs.



ADDITIONAL KITCHEN/BREAKFAST ROOM



22 PINE WALK, CLEETHORPES

LANDING

Up the stairs to the landing with a spelled balustrade, a central heating radiator and loft entrance.



BATHROOM

The bathroom with a pleasant suite in white, paneled bath with a plumbed shower above and a shower panel. A pedestal wash hand basin, a closed couple WC. The room is nicely tiled. There is a central heating radiator, a shaver socket an extractor fan and down lighters.



BEDROOM ONE

11'10 x 11'5 (3.61m x 3.48m)

This bedroom to the front with two u.PVC double glazed windows. A central heating radiator, a useful storage cupboard here which houses the central heating boiler. The outlook to the front is attractive through the trees.



ADDITIONAL BEDROOM ONE



BEDROOM TWO

11'10 x 10'3 (3.61m x 3.12m)

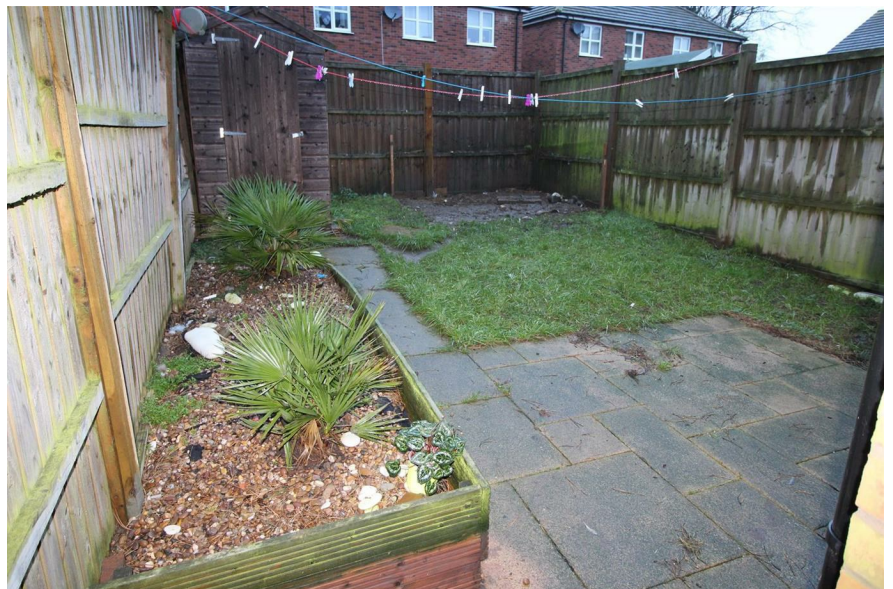
This bedroom to the back of the property with a u.PVC double glazed window and a central heating radiator.

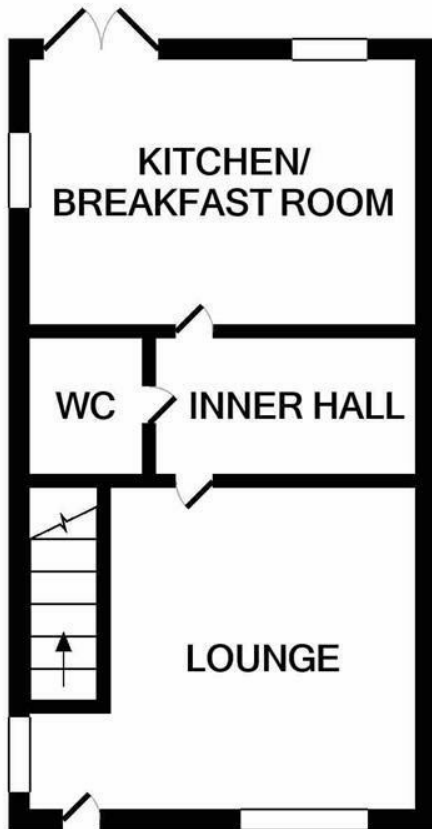


GARDENS

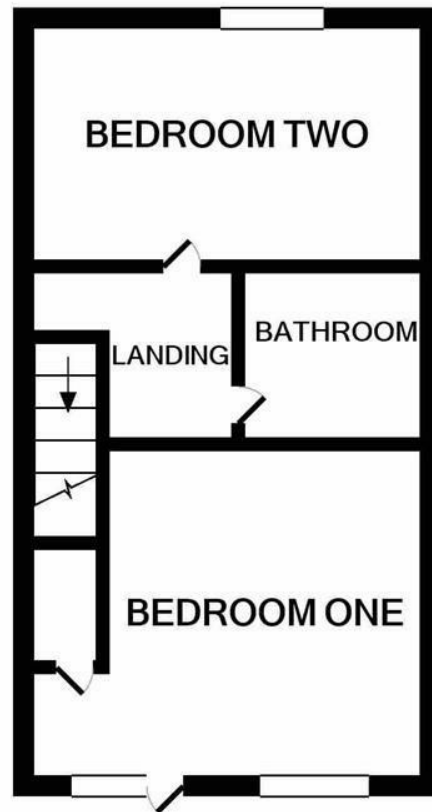
The front garden is a small block paved area which joins up with the block paved entrance to the close. With parking to the side of his property and a space across in the entrance area.

The back garden is of grass and a small shingle bed with a garden shed. It is all fenced. It is an attractive area . There is a communal space next to this property with benches and grass.





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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC



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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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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