

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 94 POPLAR ROAD, CLEETHORPES

**PURCHASE PRICE £79,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£79,950

#### TENURE

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



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Registered in England No. 4782567



## 94 POPLAR ROAD, CLEETHORPES

Nestled on Poplar Road in the charming seaside town of Cleethorpes, this end-terrace house presents an exciting opportunity for investors and builders alike. Offered for sale with no chain, this property is in need of refurbishment, allowing you to put your own stamp on it and create a wonderful home or rental investment.

The layout of the house includes a hall that leads to two spacious reception rooms, perfect for entertaining guests or enjoying family time. The kitchen, though in need of modernisation, offers ample potential for a contemporary redesign. A convenient lobby connects the living spaces, enhancing the flow of the home.

Upstairs, you will find three well-proportioned bedrooms, providing comfortable accommodation for families or individuals. The bathroom, while requiring updates, is a blank canvas for your creative vision.

Outside, the property boasts both front and rear gardens, offering outdoor space for relaxation or gardening enthusiasts. The location is particularly advantageous, as it is situated close to local amenities, schools, and the beautiful seafront, making it ideal for those who appreciate coastal living.

This property is a rare find in a desirable area, and with the right vision and effort, it could be transformed into a stunning residence. Whether you are looking to invest or seeking a project to make your own, this house on Poplar Road is not to be missed.

\*\*\*\*PROPERTY IS SOLD AS SEEN AND THE APPLIANCES HAVE NOT BEEN TESTED TO SEE IF THEY ARE IN WORKING ORDER\*\*\*\*

### **ENTRANCE PORCH**

Through a u.PVC double glazed door into the porch, with u.PVC double glazed windows, vinyl to the floor and a wall light.

### **HALL**

Through a hardwood door into the hall with stairs to the first floor accommodation, a central heating radiator, vinyl to the floor, a light and coving to the ceiling.



### **LOUNGE**

13'5 into bay x 8'10 (4.09m into bay x 2.69m)

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



### **DINING ROOM**

10'10 x 12'3 (3.30m x 3.73m)

The dining room with a u.PVC double glazed window, a red brick fire place going along the whole of the back wall with polished wooden plinths and a gas fire. A central heating radiator, an under stairs cupboard and a light to the ceiling.



### **KITCHEN**

13'1 x 7'11 (3.99m x 2.41m)

The kitchen with a range of wall and base units, contrasting work surfaces and tiled splash backs. There is a stainless steel sink unit with chrome taps, plumbing for a washing machine, a housed oven and a gas hob. A u.PVC double glazed window and door and vinyl to the floor.



### **LOBBY**

3'11 x 7'10 (1.19m x 2.39m)

The rear lobby with two windows and vinyl to the floor.

### **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.

**BEDROOM 1**

11'0 x 12'3 (3.35m x 3.73m)

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



**BEDROOM 2**

9'4 x 10'11 (2.84m x 3.33m)

Another double bedroom with a wooden window, a built in cupboard, a central heating radiator and a light to the ceiling.



**BEDROOM 3**

7'11 x 7'9 (2.41m x 2.36m)

Bedroom 3 is at the back of the property with a wooden window, a cupboard housing the central heating boiler, a central heating radiator and a light to the ceiling.



## 94 POPLAR ROAD, CLEETHORPES

### **BATHROOM**

4'11 x 4'11 (1.50m x 1.50m)

The bathroom with a white suite comprising of a panelled bath, a wall mounted sink and a toilet all with chrome fittings. A u.PVC double glazed window, fully tiled walls, vinyl to the floor and a light to the ceiling.



### **OUTSIDE**

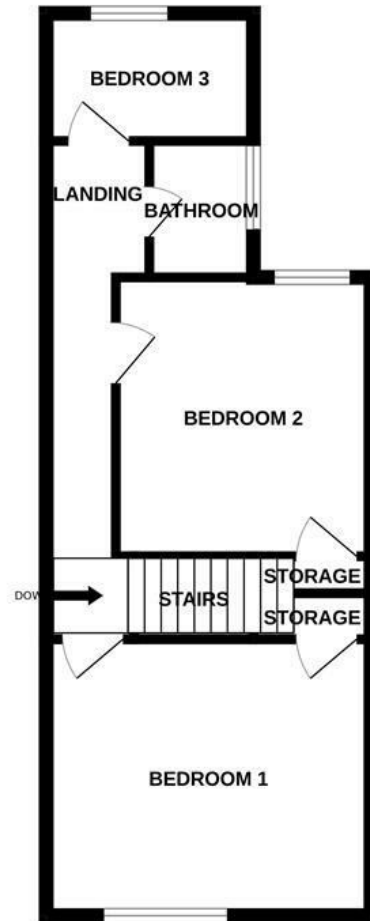
The front garden has a walled boundary with a wrought iron gate and is laid to concrete for ease of maintenance and there is a tiled path to the front door.

The rear garden has a walled boundary, a concrete path and a decorative stoned area. The garden is in need of clearing.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

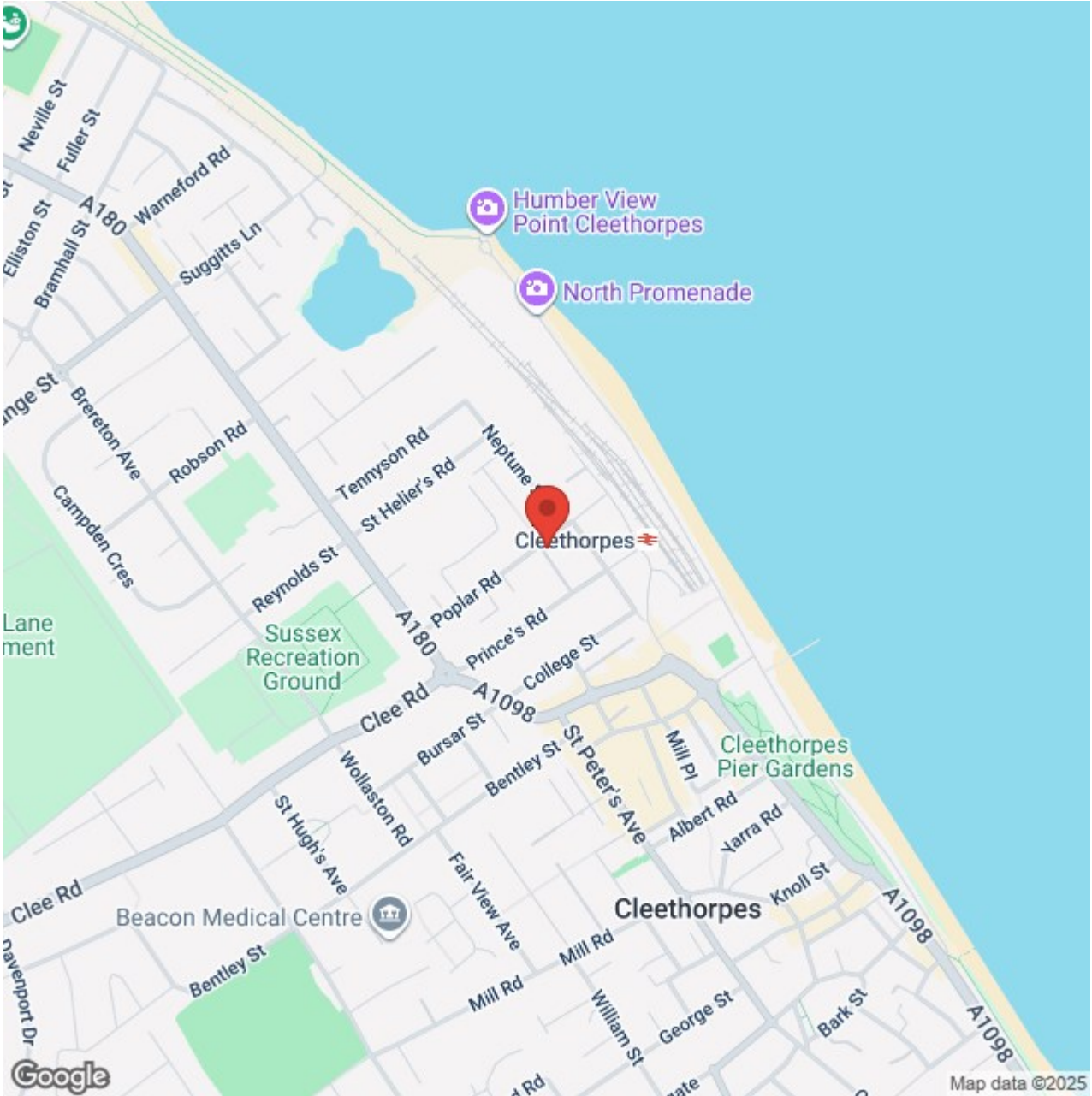
EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) 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.**

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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland