

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

5 DOUGLAS ROAD, CLEETHORPES

PURCHASE PRICE £114,995 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£114,995

TENURE

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



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5 DOUGLAS ROAD, CLEETHORPES

Nestled on Douglas Road in the charming seaside town of Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Offered for sale with no chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a convenient entrance porch that leads into a lounge, perfect for relaxing or entertaining guests. Adjacent to the lounge, the dining room provides a lovely space for family meals and gatherings. The well-appointed kitchen is functional and offers ample storage, making it a joy to prepare meals. Completing the ground floor is a bathroom, ensuring practicality for everyday living.

The first floor boasts two generously sized double bedrooms, providing comfortable retreats for rest and relaxation. The property benefits from U.PVC double glazing throughout, ensuring warmth and energy efficiency, while gas central heating keeps the home cosy during the colder months.

Outside, you will find both front and rear gardens, offering a pleasant outdoor space for gardening enthusiasts or simply enjoying the fresh air. The location is particularly advantageous, as it is close to local amenities and the beautiful seafront, allowing for leisurely strolls along the coast and easy access to shops and services.

This property is a fantastic find in a desirable area, combining comfort, convenience, and potential. Do not miss the chance to view this charming home and envision the possibilities it holds.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with vinyl tiles to the floor and a hardwood door into the lounge.

LOUNGE

12'9 into bay x 12'5 (3.89m into bay x 3.78m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, stairs to the floor accommodation, a light and coving to the ceiling.



5 DOUGLAS ROAD, CLEETHORPES

LOUNGE



DINING ROOM

12'5 x 11'10 (3.78m x 3.61m)

The dining room with a u.PVC double glazed door, an under stairs cupboard, a central heating radiator, a light and coving to the ceiling.



5 DOUGLAS ROAD, CLEETHORPES

DINING ROOM



KITCHEN

7'11 x 9'7 (2.41m x 2.92m)

The kitchen with a range of pale grey wall and base units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a stainless steel extractor fan above and there is plumbing for a washing machine. A u.PVC double glazed window, a central heating radiator, vinyl tiles to the floor, a light and loft access to the ceiling.



5 DOUGLAS ROAD, CLEETHORPES

KITCHEN



BATHROOM

4'6 x 7'10 (1.37m x 2.39m)

The bathroom comprising of a white suite with a panelled bath, a chrome mixer tap, an electric shower, a vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, shower boarding to the walls, a white ladder style radiator, vinyl tiles to the floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to the bedrooms lead off. There is a light and loft access to the ceiling.

5 DOUGLAS ROAD, CLEETHORPES

BEDROOM 1

12'5 x 10'5 (3.78m x 3.18m)

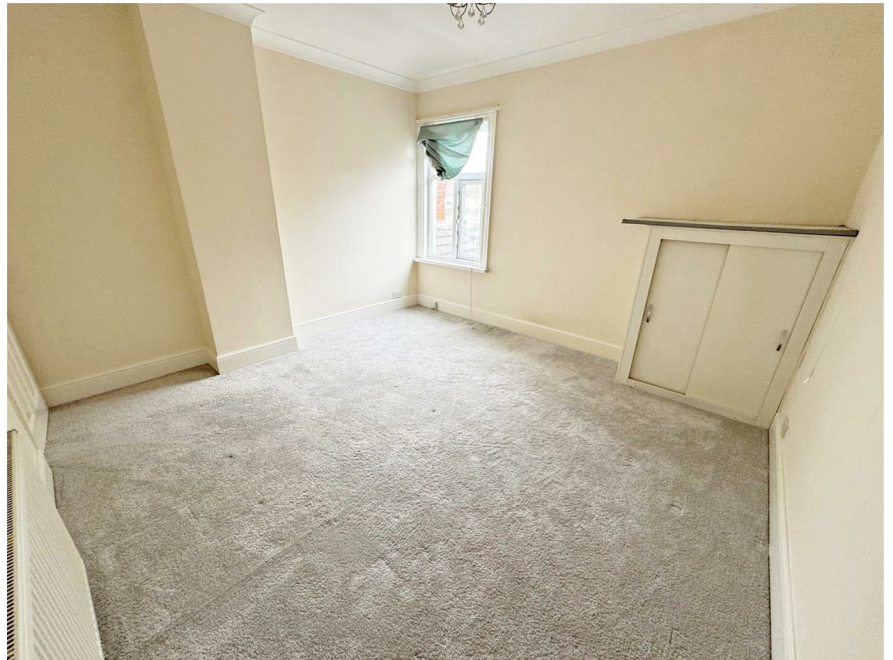
This double bedroom to the front of the property with a u.PVC double glazed window, a built in wardrobe/cupboard, a central heating radiator, a light and coving to the ceiling.



BEDROOM 2

12'5 x 11'11 (3.78m x 3.63m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a cupboard housing the central heating boiler, a central heating radiator, a light and coving to the ceiling.



5 DOUGLAS ROAD, CLEETHORPES

OUTSIDE

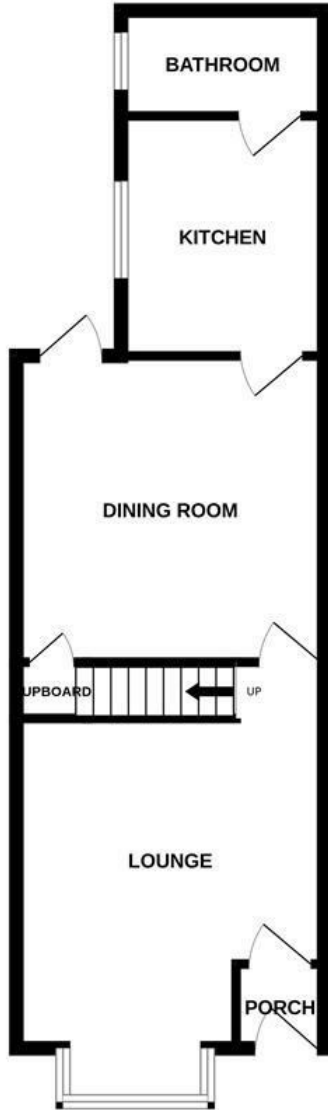
The front garden has a small walled boundary with a wrought iron gate and is laid to concrete. The rear garden has a walled and fenced boundary with a wooden gate and it is laid to concrete and pavers for ease of maintenance.



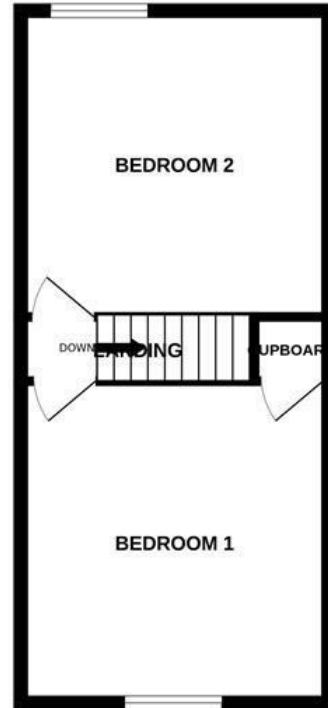
OUTSIDE



GROUND FLOOR




1ST FLOOR




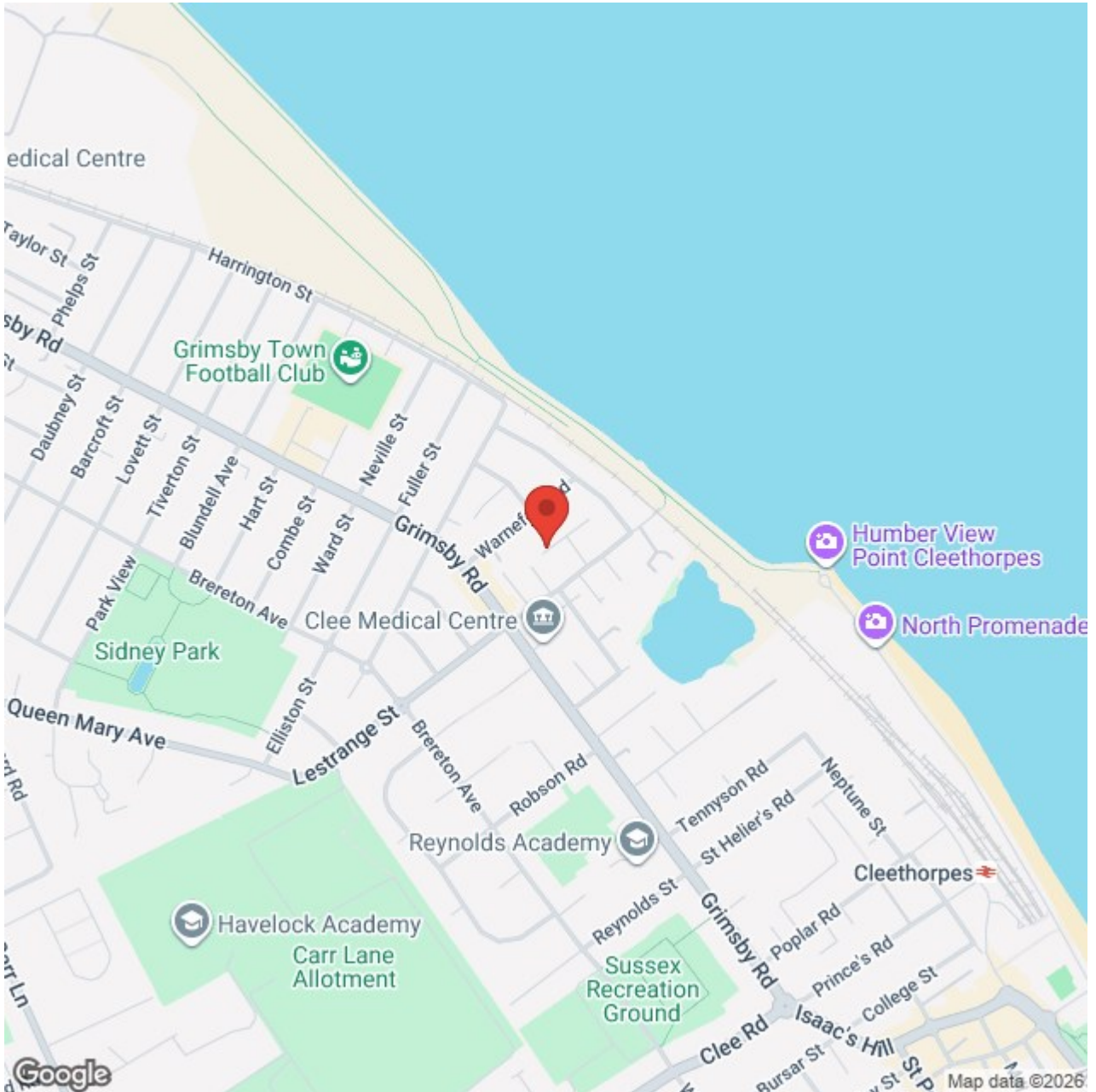
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 83 |
| | 65 | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|---|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ 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.

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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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