

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

76 GEORGE STREET, CLEETHORPES

PURCHASE PRICE £110,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£110,000

TENURE

We understand the property to be Leasehold, with a 199 year lease from 1st January 1932 and this is to be confirmed by the solicitors



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76 GEORGE STREET, CLEETHORPES

Nestled on George Street in the charming coastal town of Cleethorpes, this mid-terrace house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ideally situated just a stone's throw from the seafront and local amenities, making it a perfect choice for those seeking a vibrant community lifestyle.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge, featuring a delightful walk-in bay window that allows natural light to flood the room. The kitchen/diner provides a practical space for family meals and entertaining, offering ample room for dining and cooking.

The first floor boasts two double bedrooms, providing plenty of space for relaxation and rest. A well-appointed bathroom completes this level, ensuring convenience for all residents.

Outside, the property benefits from both front and rear gardens, offering a lovely outdoor space for gardening or enjoying the fresh sea air. The house is double glazed throughout and benefits from gas central heating, ensuring warmth and comfort during the cooler months.

While the property is in need of some updating, it presents a fantastic canvas for those looking to put their personal touch on their new home. With its prime location and potential, this terraced house is not to be missed.

APPLIANCES HAVE NOT BEEN TESTED

ENTRANCE HALL

Through a u.PVC double glazed front door into the hall with stairs to the first floor accommodation, door to the lounge and a light to the ceiling.

LOUNGE

13'3 x 12'9 (4.04m x 3.89m)

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



LOUNGE



KITCHEN/DINER

15'8 x 10'11 (4.78m x 3.33m)

The kitchen/diner with a range of wall and base units, contrasting work surfaces, tiled reveals and a white sink unit with a chrome mixer tap. There is plumbing for a washing machine, space for a cooker and the central heating boiler is located in a wall unit, there is also a housed extractor fan. Two u.PVC double glazed windows, a u.PVC double glazed door, an under stairs cupboard, a central heating radiator and two lights and coving to the ceiling.



KITCHEN/DINER



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.

BATHROOM

7'11 x 6'4 (2.41m x 1.93m)

The bathroom with a beige suite comprising of a panelled bath, chrome taps, an electric shower and a glass shower screen, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator and a light to the ceiling.



76 GEORGE STREET, CLEETHORPES

BEDROOM 1

10'9 x 11'7 (3.28m x 3.53m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes and chest of drawers, a central heating radiator, a light and coving to the ceiling.



BEDROOM 1



76 GEORGE STREET, CLEETHORPES

BEDROOM 2

11'0 x 8'11 (3.35m x 2.72m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



OUTSIDE

The front garden has a walled and wrought iron boundary with a wrought iron gate and is laid to pavers for ease of maintenance with a raised bed in the centre.

The rear garden has a fenced boundary with a wooden gate and is mainly laid to lawn with a patio area, a concrete path and a timber shed (which has recently been re-roofed).

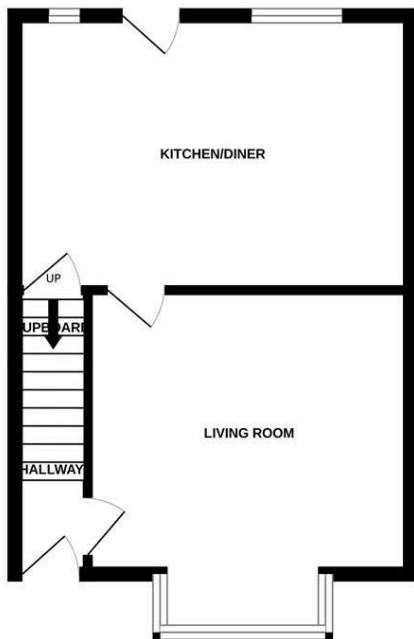


76 GEORGE STREET, CLEETHORPES

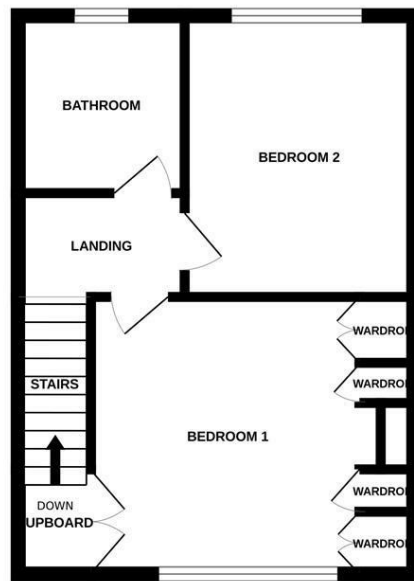
OUTSIDE



GROUND FLOOR




1ST FLOOR




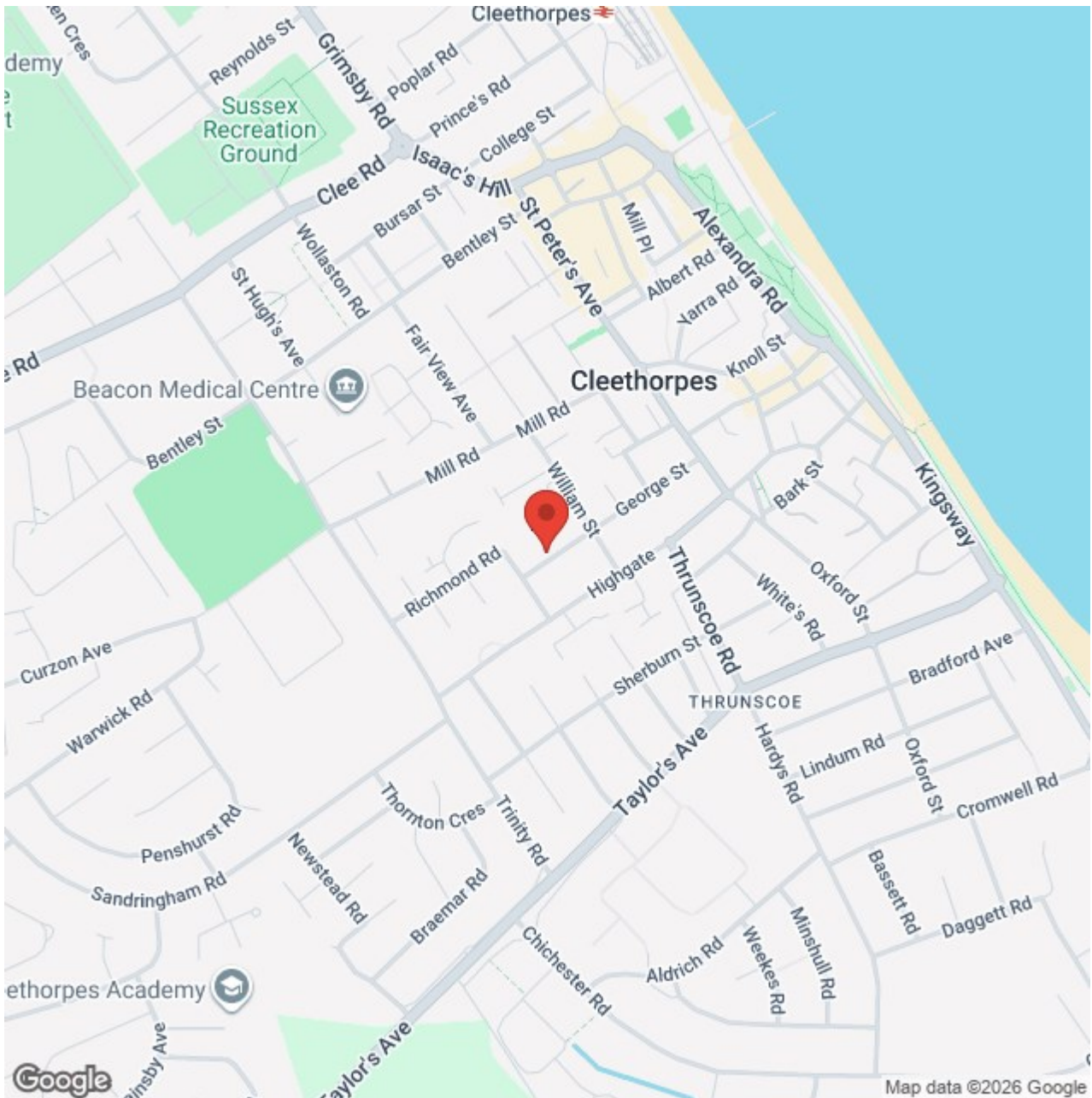
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
	70	81
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.

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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.

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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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