

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 16 JOHNSON STREET, CLEETHORPES

**PURCHASE PRICE £99,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£99,000

#### TENURE

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



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## 16 JOHNSON STREET, CLEETHORPES

Nestled on Johnson Street in the charming coastal town of Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. With its prime location, the property is conveniently situated close to local amenities and is just a short drive from the bustling Grimsby town centre and the picturesque Cleethorpes seafront.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge/diner, perfect for relaxing or entertaining guests. The modern kitchen is well-equipped and features a convenient WC, enhancing the practicality of the living space.

The first floor boasts two generously sized double bedrooms, providing ample space for rest and relaxation. A stylish four-piece bathroom completes this level, offering both functionality and comfort.

Outside, the property benefits from both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or those who simply enjoy fresh air. The house is fitted with U.P.V.C double glazing and benefits from gas central heating, ensuring warmth and energy efficiency throughout the year.

This property is not only a charming home but also a sound investment opportunity in a desirable area. With its modern features and proximity to local attractions, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall which opens up into the dining room. There is a central heating radiator, laminate to the floor and a light to the ceiling.

### **LOUNGE**

13'6 into bay x 10'0 (4.11m into bay x 3.05m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a white painted fire surround and a central heating radiator. There is coving, a ceiling rose and a light to the ceiling.



## 16 JOHNSON STREET, CLEETHORPES

### **DINING ROOM**

13,4 x 12'11 (3.96m,1.22m x 3.94m)

With a u.PVC double glazed window, a central heating radiator, stairs to the first floor accommodation, an under stairs cupboard and a light to the ceiling.



## 16 JOHNSON STREET, CLEETHORPES

### **KITCHEN**

11'4 x 8'5 (3.45m x 2.57m)

With a range of cream gloss wall and base units, contrasting work surfaces, tiled reveals, a white sink unit with a chrome mixer tap. An integrated electric oven and a gas hob with a stainless steel extractor fan above and there is plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator, a tiled floor and a light to the ceiling.



## 16 JOHNSON STREET, CLEETHORPES

### **WC**

2'10 x 8'5 (0.86m x 2.57m)

The WC comprising of a white vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, a tiled floor and a light to the ceiling.



### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a central heating radiator, loft access and a light to the ceiling.

### **BATHROOM**

10'10 x 8'10 (3.30m x 2.69m)

The bathroom with a 4-piece suite comprising of a panelled bath, a chrome mixer tap, a vanity sink unit, a chrome mixer tap, a toilet and a walk-in shower. A u.PVC double glazed window, part tiled walls, a central heating radiator with a towel rail and a wall mounted central heating boiler. There is vinyl to the floor and a light to the ceiling.



## 16 JOHNSON STREET, CLEETHORPES

### **BEDROOM 1**

14'8 x 11'0 (4.47m x 3.35m)

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



### **BEDROOM 1**



## 16 JOHNSON STREET, CLEETHORPES

### **BEDROOM 2**

12'11 x 9'4 (3.94m x 2.84m)

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



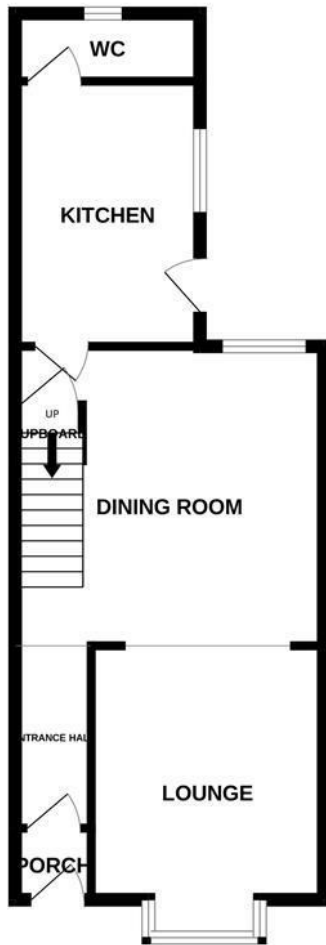
### **OUTSIDE**

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

The rear garden has a walled and fenced boundary with a wooden gate. There is a lawned section, a decorative stones section, a patio area and a path.



GROUND FLOOR



1ST FLOOR

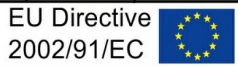


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>65</p>	<p>87</p>

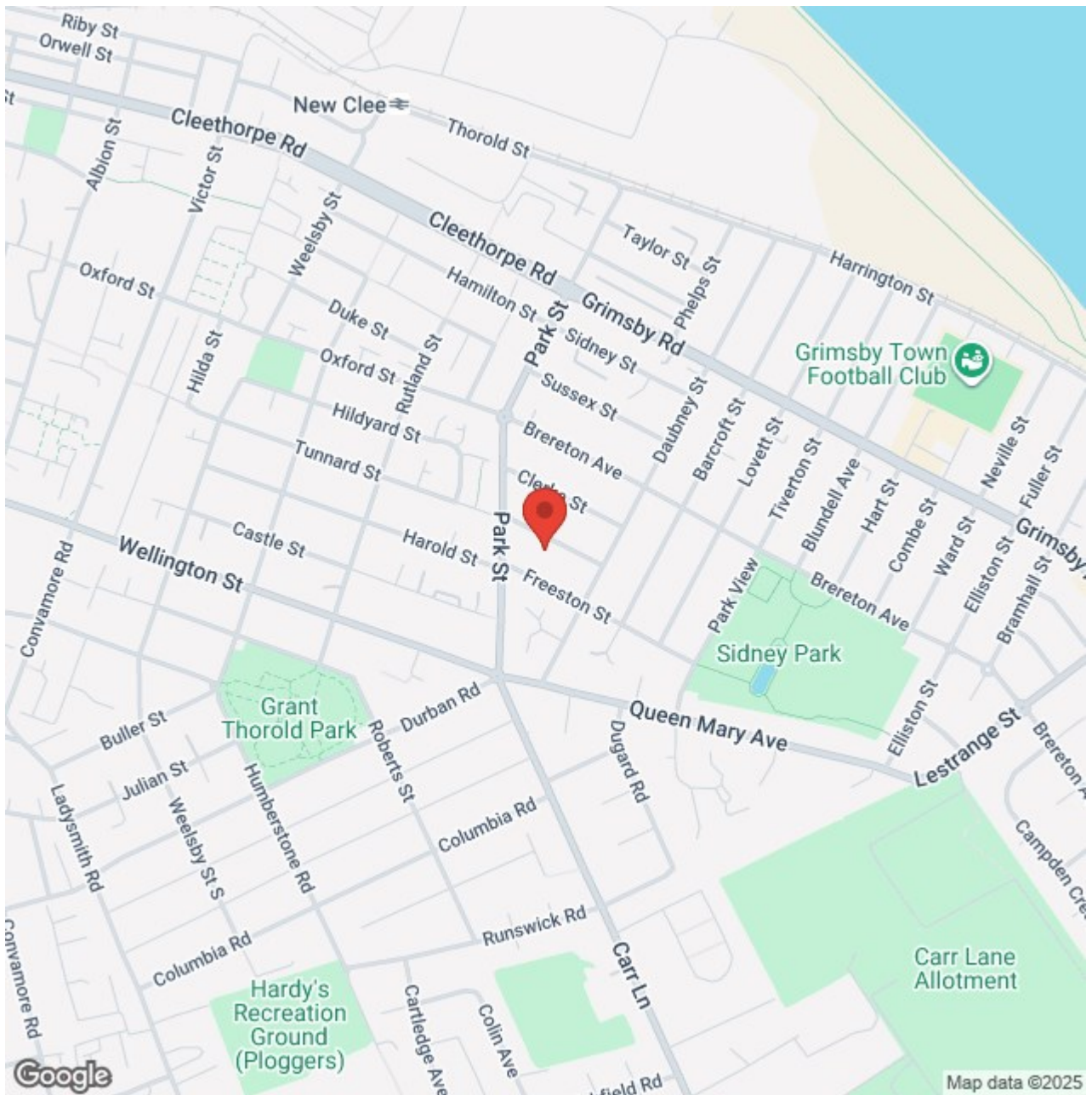
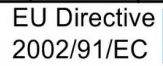
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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### Environmental Impact (CO<sub>2</sub>) Rating

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

<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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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](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