

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE 29 WOODSLEY AVENUE, CLEETHORPES

**PURCHASE PRICE £130,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£130,000

#### TENURE

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



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## 29 WOODSLEY AVENUE, CLEETHORPES

Nestled on the charming Woodsley Avenue in Cleethorpes, this semi-detached house presents an excellent opportunity for those seeking a home close to the seafront, local amenities, and schools. Offered for sale with no chain.

The lounge/diner is a particularly appealing feature, offering a versatile area for family gatherings or quiet evenings in. The kitchen, while functional, presents an opportunity for the new owner to modernise and personalise to their taste.

With three bedrooms, this home is ideal for families or those needing extra space for guests or a home office. The bathroom is conveniently located, serving the needs of the household.

Outside, the property benefits from both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or for children to play. Additionally, there is off road parking along with a garage, ensuring that storage and convenience are well catered for.

While the property does require some updating, it offers a fantastic canvas for those looking to create their dream home. With gas central heating already in place, the essentials are covered, allowing you to focus on the enhancements that will make this house truly yours.

In summary, this semi-detached house on Woodsley Avenue is a promising prospect for anyone looking to embrace coastal living in Cleethorpes. With its prime location and potential for improvement, it is not to be missed.

\*\*\*Please note this property is sold as seen and that any services, heating system or appliances have not been tested.

### ENTRANCE HALL

Through a centralised u.PVC double glazed door into the entrance hall with stairs to the first floor accommodation. Two central heating radiators, an under stairs cupboard, a light and coving to the ceiling.

### LOUNGE

13'9 into bay x 11'1 (4.19m into bay x 3.38m)

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



### **DINING ROOM**

17'0 x 10'9 decreasing to 8'10 (5.18m x 3.28m decreasing to 2.69m)

The dining room with a u.PVC double glazed sliding door, a central heating radiator, a light, coving and ceiling rose to the ceiling.



### **KITCHEN**

15'11 decreasing to 12'8 x 7'5 decreasing to 5'11 (4.85m decreasing to 3.86m x 2.26m decreasing to 1.)

With a range of wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a housed extractor fan above and the central heating boiler is housed in a wall unit. Two u.PVC double glazed windows and a u.PVC double glazed door, a built in cupboard, vinyl to the floor, a light and coving to the ceiling.



# 29 WOODSLEY AVENUE, CLEETHORPES

## KITCHEN



## LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window and there is a light and loft access to the ceiling.

## BEDROOM 1

10'8 x 11'11 (3.25m x 3.63m)

This double bedroom to the back of the property with an aluminum window, a central heating radiator and a light to the ceiling.



## BEDROOM 2

11'0 x 10'4 (3.35m x 3.15m)

Another double bedroom to the front of the property with an aluminum window, a central heating radiator and a light to the ceiling.

**BEDROOM 3**

12'6 x 7'5 decreasing to 5'11 (3.81m x 2.26m decreasing to 1.80m)

Bedroom 3 is to the back of the property with an aluminum window, a central heating radiator and a light to the ceiling.



**BATHROOM**

5'7 x 6'8 (1.70m x 2.03m)

The bathroom with a white suite comprising of a panelled bath with chrome taps and an electric shower, a pedestal wash hand basin with chrome taps and a toilet. An aluminum window, fully tiled walls, a white ladder style radiator, a tiled floor and a light to the ceiling.



**GARAGE**

Detached garage with wooden doors.

## 29 WOODSLEY AVENUE, CLEETHORPES

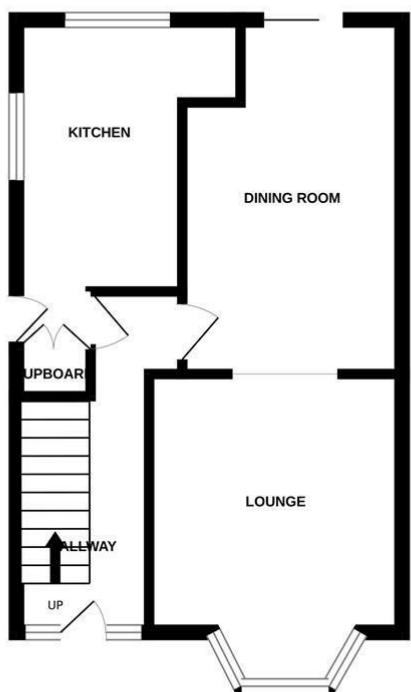
### OUTSIDE

The front garden has a walled and fenced boundary and is laid to concrete for ease of maintenance and there is a drive but no dropped kerb.

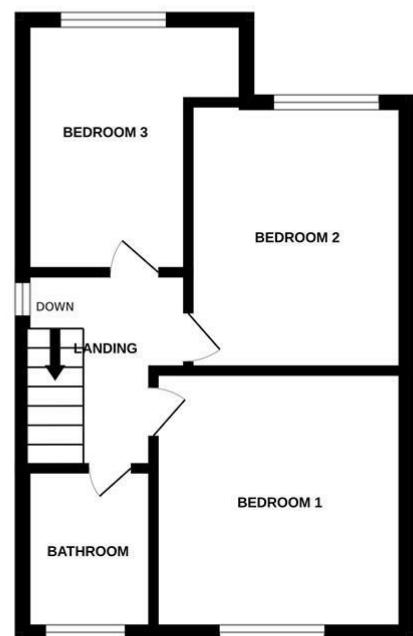
The rear garden has a walled and fenced boundary and currently in need of some care, offers great potential for transformation into a beautiful outdoor space.



GROUND FLOOR

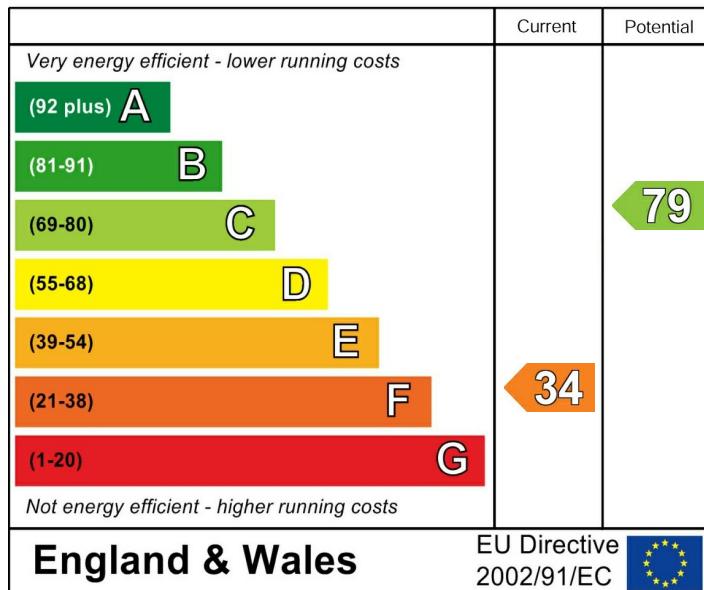


1ST FLOOR

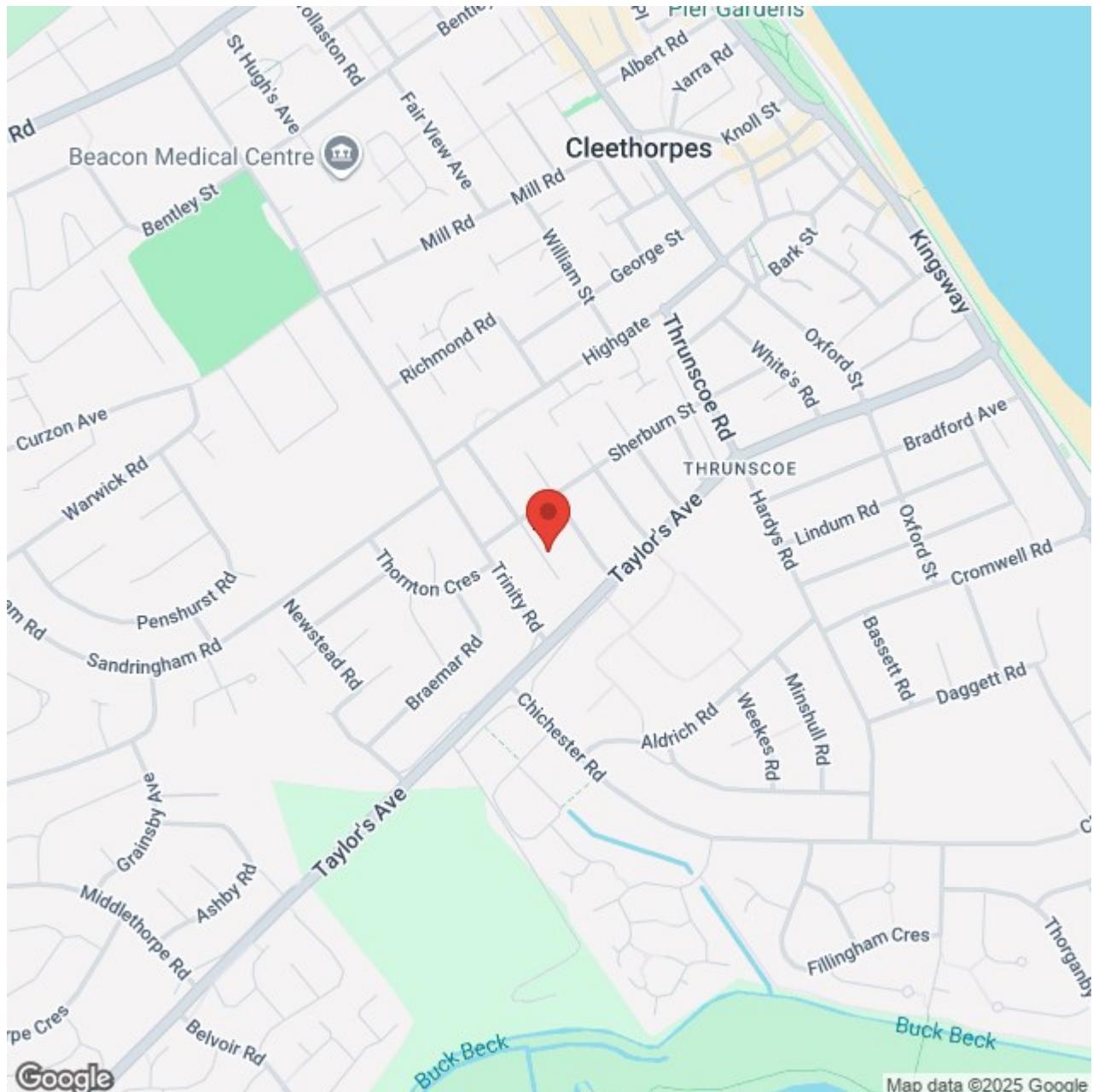
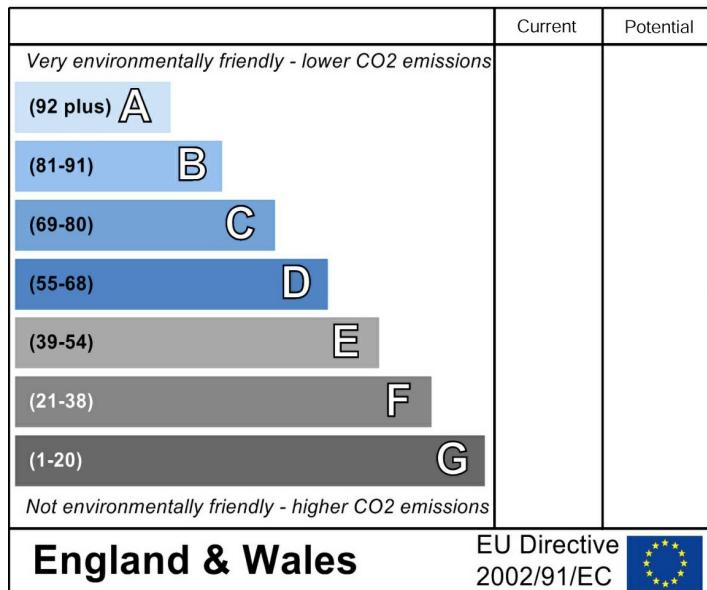


Whilst every care has been made to ensure the accuracy of the floorplan contained herein, physical elements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or miss-statement. This plan is for illustrative purposes only and should be 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



## Environmental Impact (CO<sub>2</sub>) Rating



## 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.

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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](mailto:james@jdwassociates.co.uk).

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*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.)*

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**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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