

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

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### PROPERTY FOR SALE 52 BENTLEY STREET, CLEETHORPES

**PURCHASE PRICE £89,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£89,950

#### 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



## 52 BENTLEY STREET, CLEETHORPES

Nestled on Bentley 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. 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 or gatherings. The well-appointed kitchen completes the ground floor, offering functionality and ease for everyday living.

The first floor boasts two generously sized double bedrooms, ensuring ample space for rest and relaxation. A well-equipped bathroom serves the home, catering to all your needs.

Outside, the property features both front and rear gardens, providing a pleasant outdoor space for enjoying the fresh air or tending to your plants. The house benefits from double glazing, enhancing energy efficiency and comfort throughout the year.

Situated in a great location, this home is just a short stroll from the seafront, allowing you to enjoy the beautiful coastline and local amenities that Cleethorpes has to offer. With its appealing features and prime location, this property is not to be missed. Whether you are looking to invest or seeking your first home, this terraced house is a wonderful choice.

### ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with a hardwood and glazed door into the lounge.

### LOUNGE

13'9 x 12'1 (4.19m x 3.68m)

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



## 52 BENTLEY STREET, CLEETHORPES

### LOUNGE



### DINING ROOM

11'5 x 12'1 (3.48m x 3.68m)

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



**DINING ROOM**



**KITCHEN**

10'9 x 6'6 (3.28m x 1.98m)

With a range of white wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with chrome taps. A u.PVC double glazed window and door, tiled splash backs, a wall mounted central heating boiler, a central heating radiator, vinyl to the floor and a light to the ceiling.



# 52 BENTLEY STREET, CLEETHORPES

## KITCHEN



## LANDING

Up the stairs to the first floor accommodation with doors to both bedrooms and a light to the ceiling.

## BEDROOM 1

11'6 x 12'1 (3.51m x 3.68m)

This double bedroom 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.



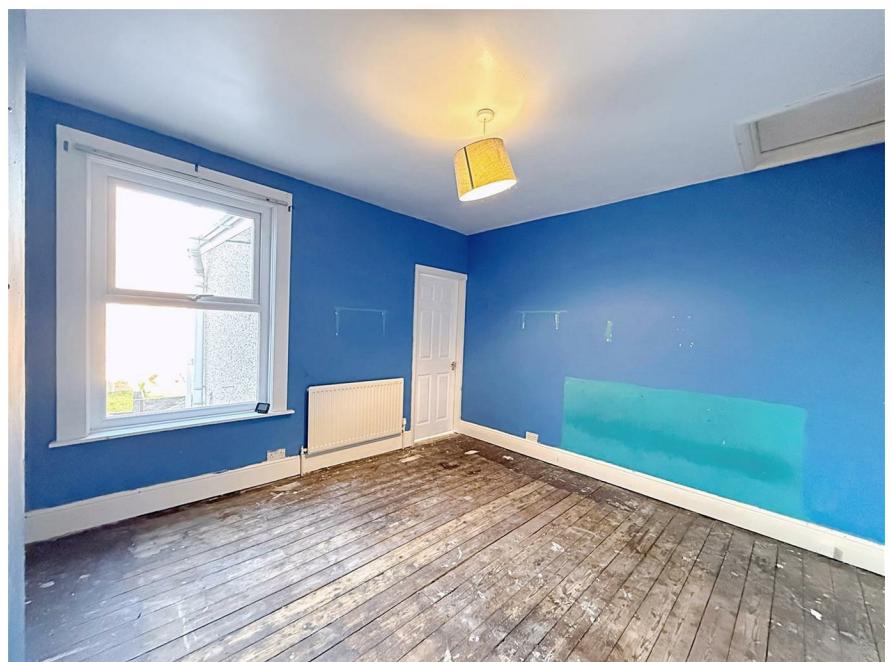
**BEDROOM 1**



**BEDROOM 2**

11'6 x 12'1 (3.51m x 3.68m)

Another double bedroom with a u.PVC double glazed window, a built in cupboard, a central heating radiator, a light and loft access to the ceiling.



**BEDROOM 2**



**BATHROOM**

6'6 x 10'2 (1.98m x 3.10m)

The bathroom is accessed from bedroom 2 and comprises of a panelled bath with a chrome mixer shower tap, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, an airing cupboard, a central heating radiator, vinyl to the floor and a light to the ceiling.



## 52 BENTLEY STREET, CLEETHORPES

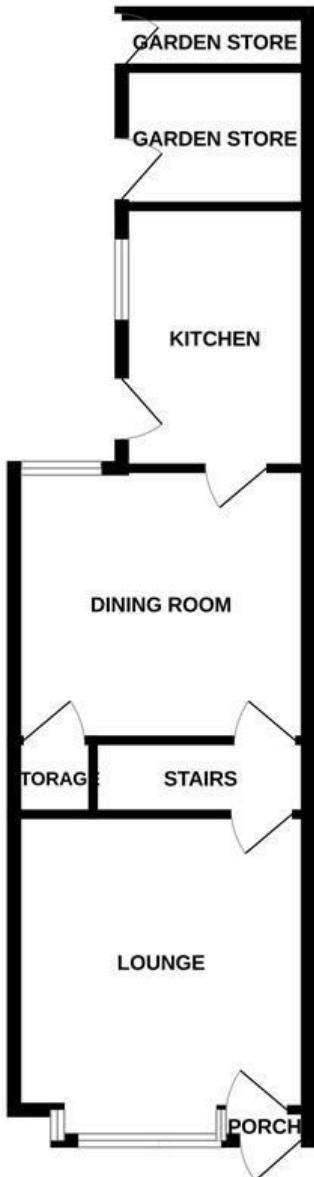
### OUTSIDE

The front garden has a walled and fenced boundary with a wooden gate and is laid to lawn with a concrete path.

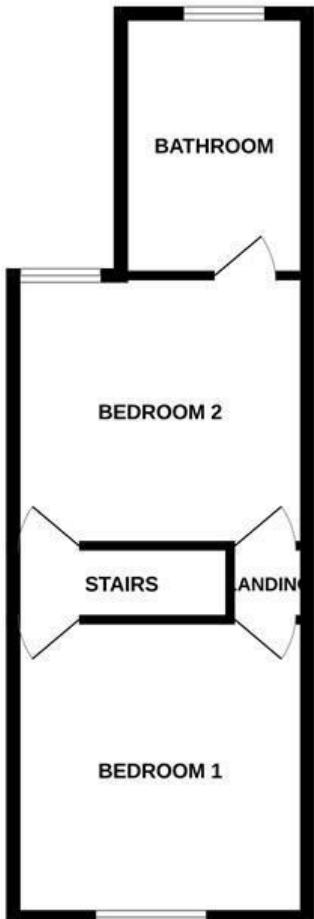
The rear garden is split into two with an alley in-between, with a walled and fenced boundary with a wooden gate, the first part of the garden is concreted and the second part is laid to lawn.



GROUND FLOOR



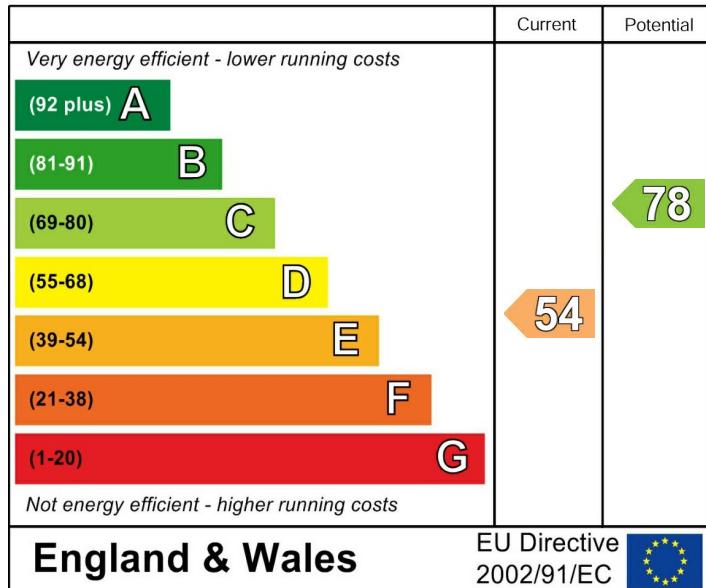
1ST FLOOR



MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 viewed 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

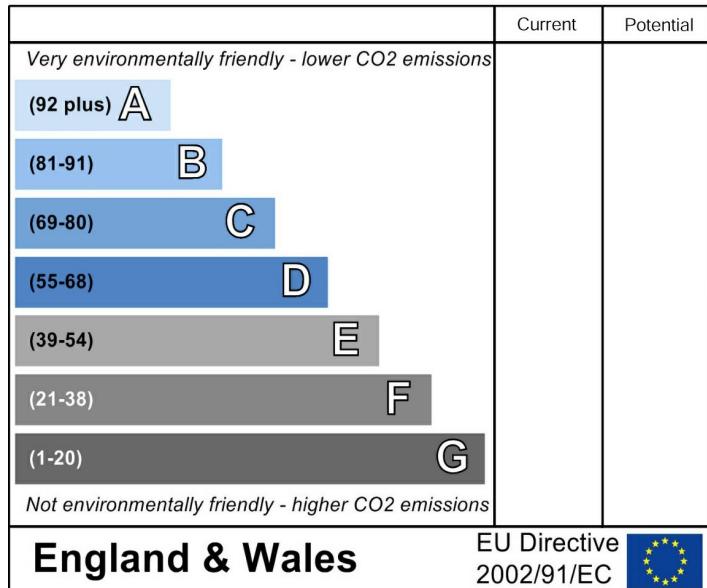


**England & Wales**

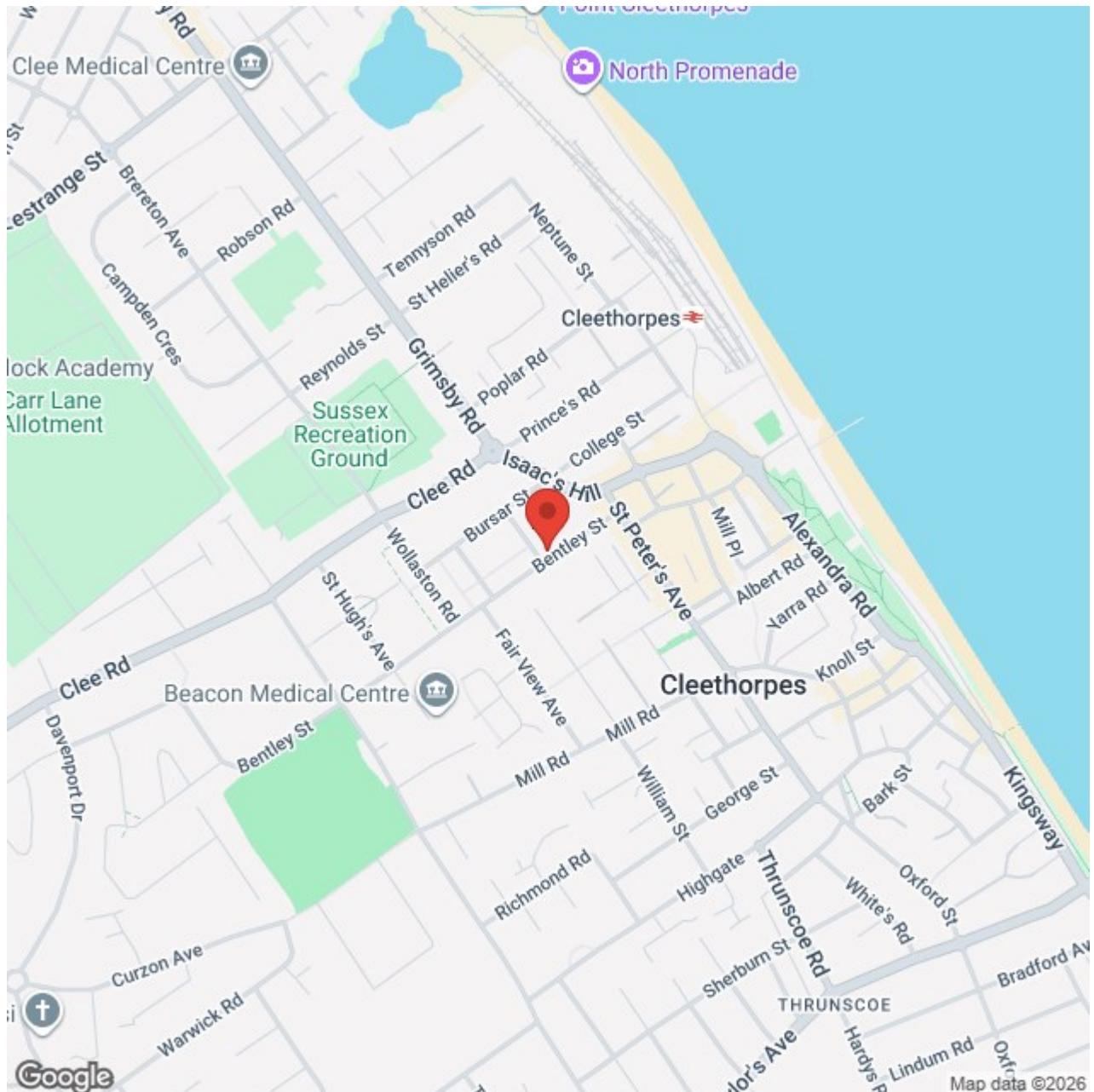
EU Directive  
2002/91/EC



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



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