

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 5 TENNYSON ROAD, CLEETHORPES

**PURCHASE PRICE £160,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£160,000

#### TENURE

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



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## 5 TENNYSON ROAD, CLEETHORPES

Nestled on Tennyson Road in the charming coastal town of Cleethorpes, this delightful semi-detached house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ideally situated close to local amenities, schools, and the beautiful seafront, making it a perfect choice for families and individuals alike.

Upon entering, you are welcomed into the entrance hall that leads to a comfortable lounge featuring a lovely walk-in bay window, allowing natural light to flood the room. The dining room provides an inviting space for family meals and gatherings, while the well-appointed kitchen offers practicality for everyday living.

The first floor comprises two double bedrooms, alongside a single bedroom. The bathroom is conveniently located on this level, ensuring ease of access for all residents.

Outside, the property boasts a rear garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, there is the potential for off-road parking to the front, providing added convenience.

This home benefits from double glazing and gas central heating, ensuring comfort throughout the year. With its appealing features and prime location, viewing this property is essential to fully appreciate its potential. Don't miss out on the chance to make this lovely house your new home.

### **ENTRANCE HALL**

Through a u.PVC double glazed door with side panels into the hall with stairs to the first floor accommodation, a central heating radiator and a light to the ceiling. There is a walk-in cupboard and an under stairs cupboard.



## 5 TENNYSON ROAD, CLEETHORPES

### LOUNGE

12'10 x 11'3 (3.91m x 3.43m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a painted fire surround with a black back and hearth and an electric fire. A central heating radiator and there is a light to the ceiling.



### LOUNGE



## 5 TENNYSON ROAD, CLEETHORPES

### DINING ROOM

15'6 x 9'11 (4.72m x 3.02m)

With u.PVC double glazed sliding patio doors, an exposed brick chimney breast, a tiled hearth and a log burner, a central heating radiator and a light to the ceiling.



### DINING ROOM



## 5 TENNYSON ROAD, CLEETHORPES

### KITCHEN

13'7 x 6'5 (4.14m x 1.96m)

The kitchen with a range of white wall and base units, contrasting work surfaces, tiled splash backs, a white sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a white extractor fan above, there is plumbing for a washing machine and a dishwasher. A u.PVC double glazed window, u.PVC double glazed French doors, a wall mounted central heating boiler, a central heating radiator, a tiled floor and a light to the ceiling. All white goods included.



### KITCHEN



## 5 TENNYSON ROAD, CLEETHORPES

### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window and a light to the ceiling.



### BATHROOM

5'6 x 6'5 (1.68m x 1.96m)

The bathroom with a white suite comprising of a panelled bath, a chrome mixer shower tap, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor, a light and loft access to the ceiling.



## 5 TENNYSON ROAD, CLEETHORPES

### **BEDROOM 1**

10'10 x 9'9 (3.30m x 2.97m)

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



### **BEDROOM 2**

11'10 x 11'0 (3.61m x 3.35m)

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



### **BEDROOM 3**

6'9 x 7'3 (2.06m x 2.21m)

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



## 5 TENNYSON ROAD, CLEETHORPES

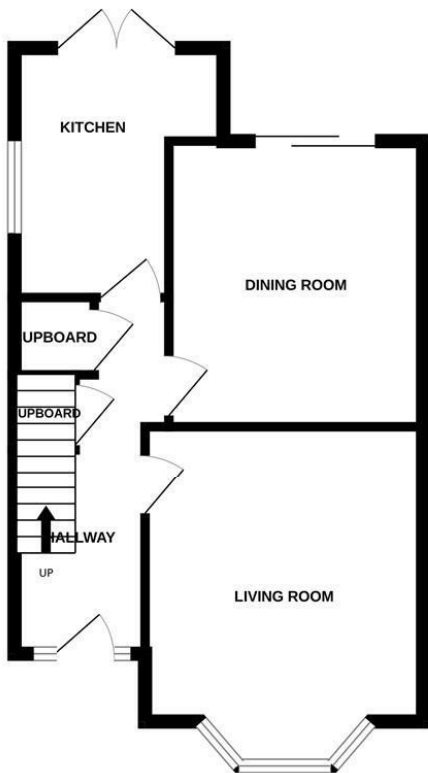
### OUTSIDE

The front garden has a walled and fenced boundary and is laid to decorative stones and pavers for ease of maintenance and parking. Through double wooden gates into the rear garden.

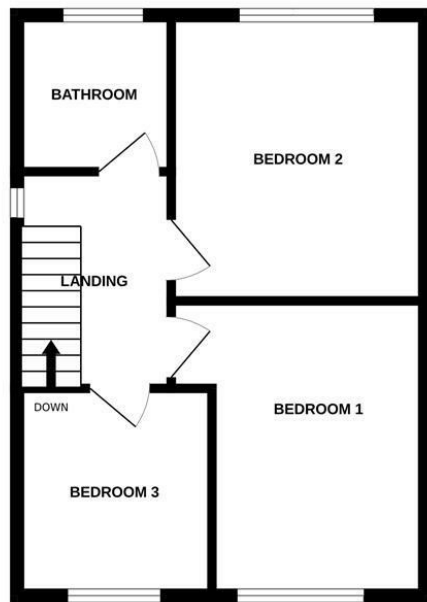
The rear garden has a walled and fenced boundary and is laid to lawn with raised borders. There is a patio area and a timber shed.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

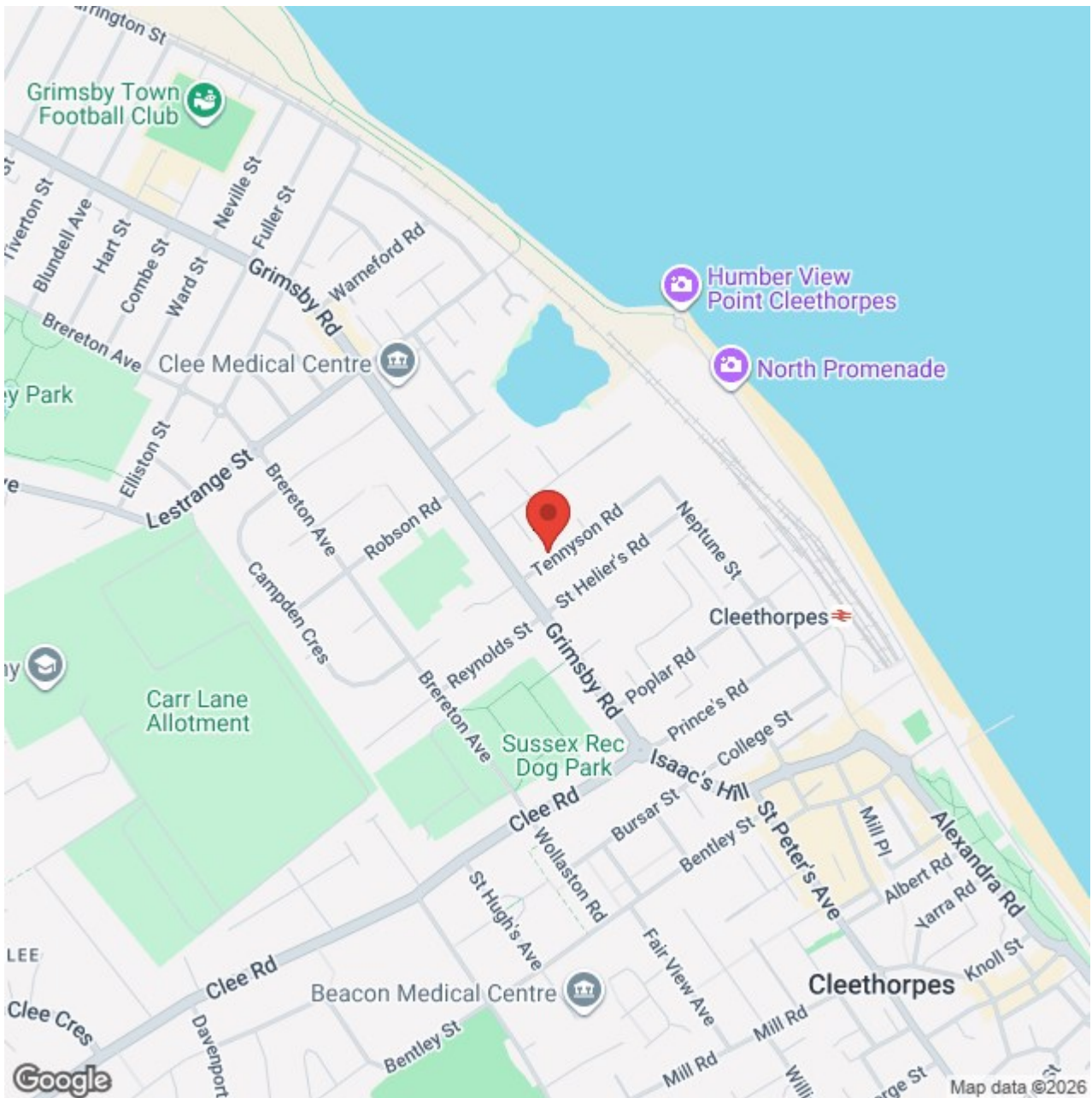


## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.**

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