

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

127 BLUNDELL AVENUE, 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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127 BLUNDELL AVENUE, CLEETHORPES

Nestled in the charming area of Blundell Avenue, Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Offered for sale with no chain, this property is ready for you to move in and make it your own.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is functional and leads to a conveniently located downstairs bathroom, ensuring practicality for everyday living. Upstairs, you will find three comfortable bedrooms, perfect for families or guests.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will discover both front and rear gardens, offering a lovely space for outdoor activities or simply enjoying the fresh air.

The location is particularly appealing, as it is close to local amenities and schools, providing convenience for daily needs and educational opportunities.

This property is a fantastic find in a desirable area, combining comfort, space, and accessibility. Do not miss the chance to view this lovely home and envision the possibilities it holds for you.

ENTRANCE PORCH

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

LOUNGE

11'5 x 13'0 (3.48m x 3.96m)

The lounge is to the front of the property with a u.PVC double glazed bow window, a central heating radiator, a light, coving and ceiling rose to the ceiling. There is double doors to the dining room.



LOUNGE



DINING ROOM

12'4 x 10'3 (3.76m x 3.12m)

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



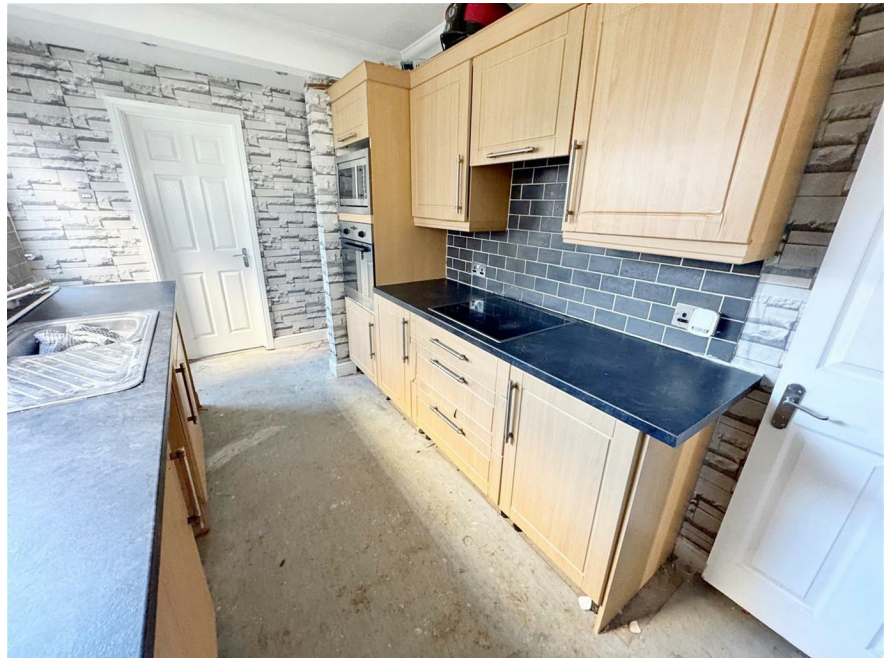
DINING ROOM



KITCHEN

13'7 x 7'6 (4.14m x 2.29m)

The kitchen with a range of Beech wall and base units, contrasting work surfaces and tiled reveals. A stainless steel sink unit with a chrome mixer tap, an housed electric oven and microwave, an electric hob with a housed extractor above. A wall mounted central heating boiler and there is plumbing for a washing machine. A u.PVC double glazed window and door and spotlights to the ceiling.



KITCHEN



BATHROOM

6'6 x 7'10 (1.98m x 2.39m)

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



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light to the ceiling and access to the loft which is boarded and has pull down ladders.

BEDROOM 1

13'0 x 11'5 (3.96m x 3.48m)

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



BEDROOM 2

12'4 x 7'8 (3.76m x 2.34m)

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



127 BLUNDELL AVENUE, CLEETHORPES

BEDROOM 3

10'1 x 8'0 (3.07m x 2.44m)

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

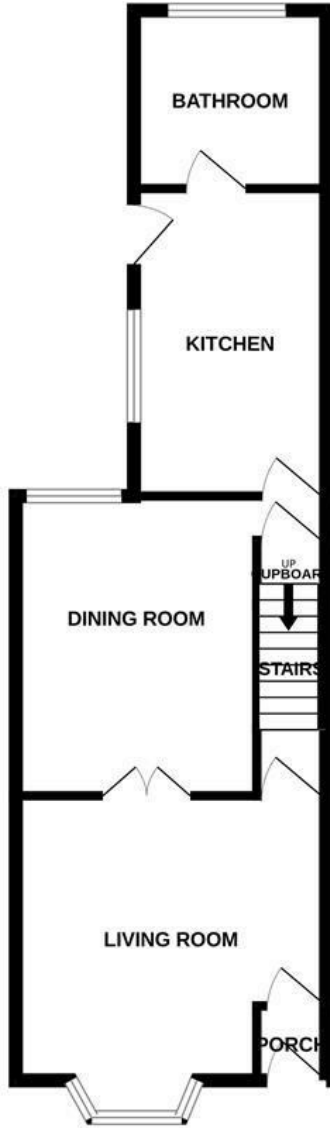


OUTSIDE

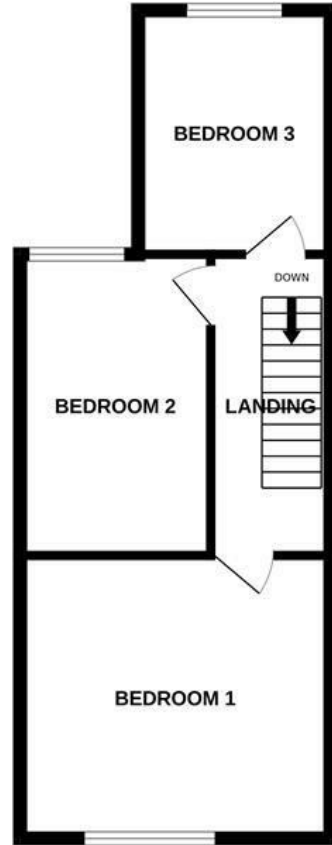
The front garden has a walled boundary and is block-paved for ease of maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is laid to concrete with a block-paved edging and there is a metal shed.

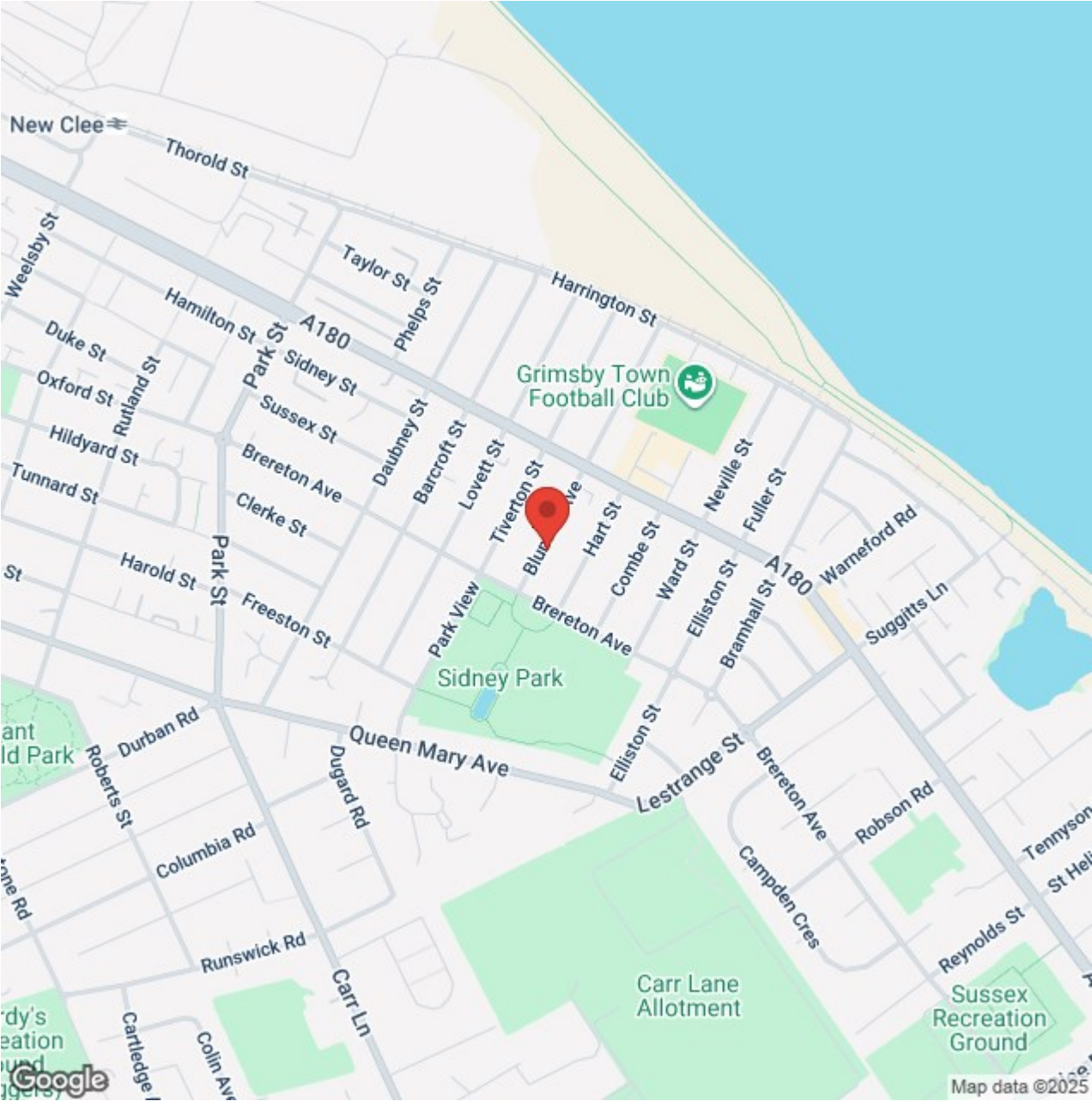
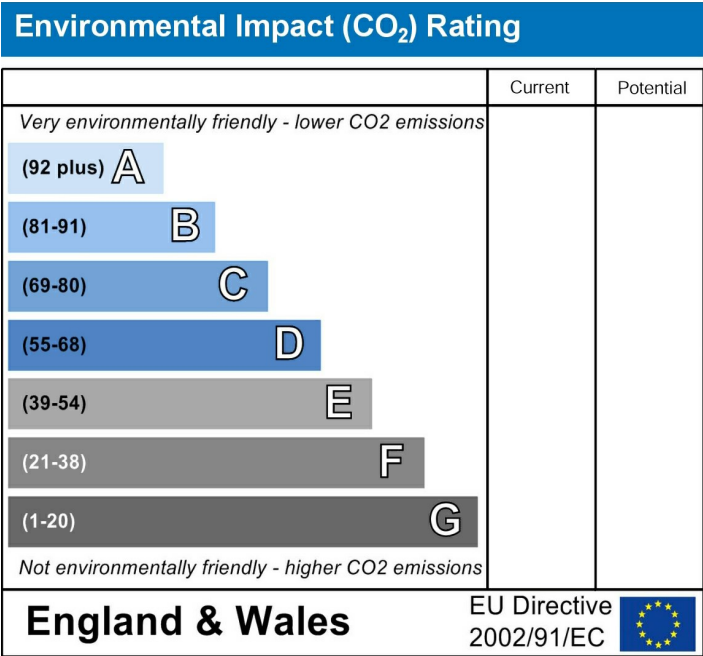
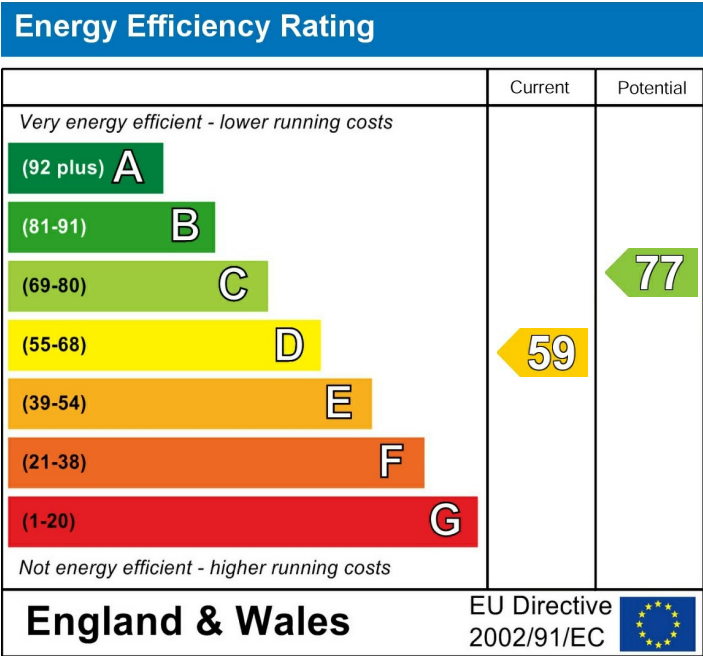
GROUND FLOOR



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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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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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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