

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE 4 BECK WALK, CLEETHORPES

**PURCHASE PRICE £167,995 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£167,995

#### TENURE

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



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## 4 BECK WALK, CLEETHORPES

Nestled in the charming area of Beck Walk, Cleethorpes, this modern semi-detached house offers a delightful blend of comfort and convenience. With its prime location adjacent to the picturesque country park and just a stone's throw from local amenities and the seafront, this property is perfect for those seeking a vibrant coastal lifestyle.

Upon entering, you are welcomed into an entrance hall that leads to a well-appointed lounge, ideal for relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen/diner, which provides a stylish space for family meals and gatherings. The property boasts two generously sized double bedrooms, ensuring ample space for rest and privacy. A contemporary bathroom completes the interior, offering a fresh and inviting atmosphere.

This home is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The front and rear gardens provide a lovely outdoor space for gardening or enjoying the fresh air, while the parking for two vehicles adds to the convenience of this property.

Move-in ready and perfect for first-time buyers, this semi-detached house presents an excellent opportunity to own a modern home in a sought-after location. Whether you are looking to start your journey on the property ladder or seeking a comfortable retreat by the coast, this residence is sure to impress. Don't miss the chance to make this delightful house your new home.

### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall with laminate to the floor, stairs to the first floor accommodation, door to the lounge, a central heating radiator and a light to the ceiling.

### **LOUNGE**

13'3 x 10'1 (4.04m x 3.07m)

This good size room with a u.PVC double glazed leaded window to the front, a central heating radiator, two lights and coving to the ceiling.



### **LOUNGE**





## 4 BECK WALK, CLEETHORPES

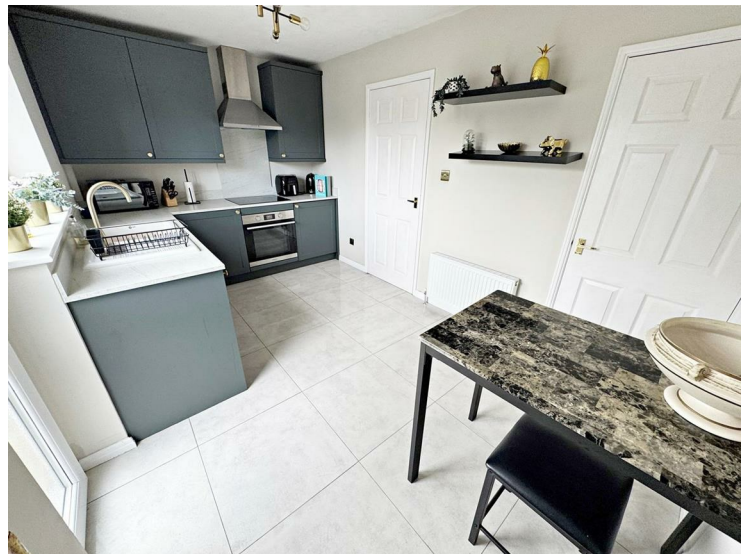
### KITCHEN/DINER

13'9 x 8'4 (4.19m x 2.54m)

The modern kitchen/diner with a range of Forest Green wall and base units, contrasting work surfaces and up stands, a white sink unit with a chrome mixer tap. An integrated electric oven, an induction hob with a stainless steel extractor fan above, an integrated fridge and washing machine. An under stairs cupboard, a u.PVC double glazed leaded window to the rear and a u.PVC double glazed door to the garden, a tiled floor, a central heating radiator and a light to the ceiling.



### KITCHEN/DINER



### KITCHEN/DINER



## 4 BECK WALK, CLEETHORPES

### **LANDING**

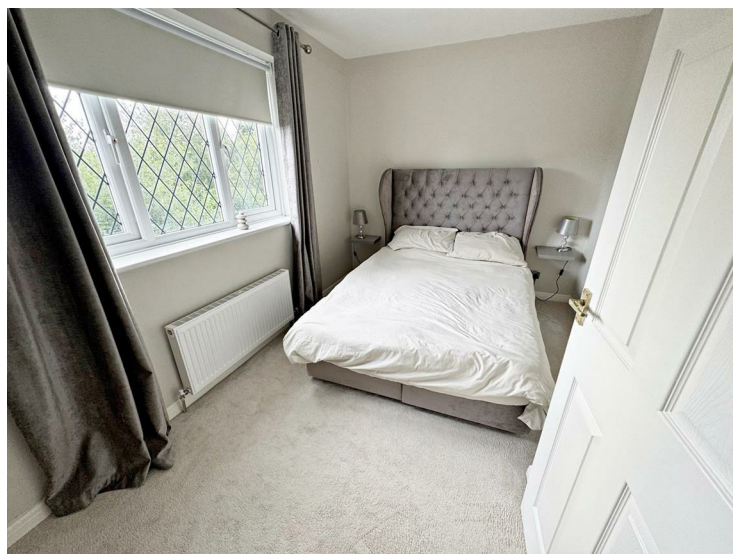
Up the stairs to the first floor where all panel doors lead off, an airing cupboard, a light and loft access to the ceiling. The central heating boiler is located in the loft.



### **BEDROOM 1**

13'10 x 8'2 (4.22m x 2.49m)

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



### **BEDROOM 1**





## 4 BECK WALK, CLEETHORPES

### **BEDROOM 2**

13'10 x 6'9 (4.22m x 2.06m)

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



### **BATHROOM**

7'1 x 6'0 (2.16m x 1.83m)

The bathroom with a white suite comprising of a panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen, a vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed leaded window to the side, fully tiled walls and floor, a chrome ladder style radiator and spot lights to the ceiling.



### **GARDENS**

The front garden is open plan and is laid to lawn with a shingle area with established bushes. There is a brick store with power and parking for two cars.

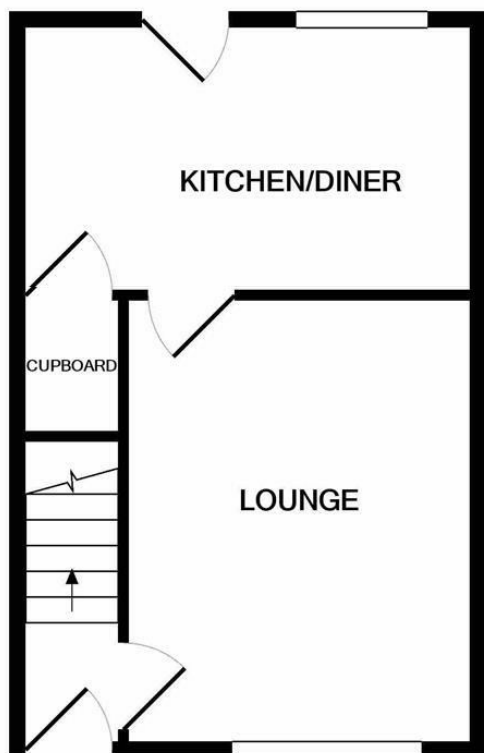
The rear garden has a fenced boundary with a wooden gate, it is laid to artificial grass with two patio areas, shingles and pavers to the side.



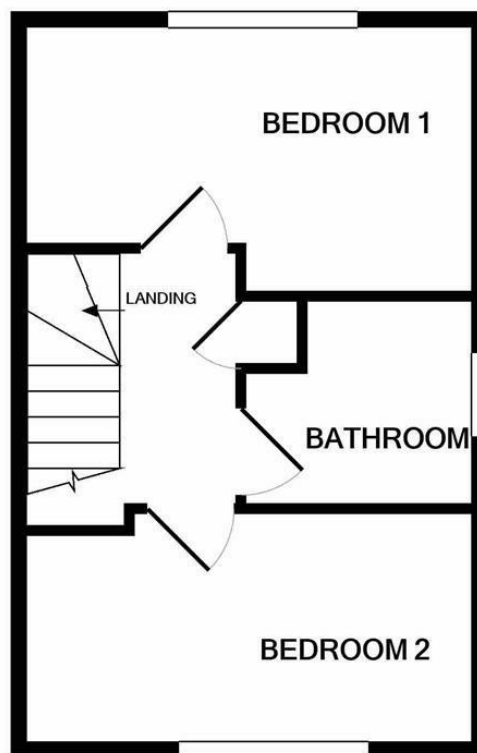
## 4 BECK WALK, CLEETHORPES

### GARDENS





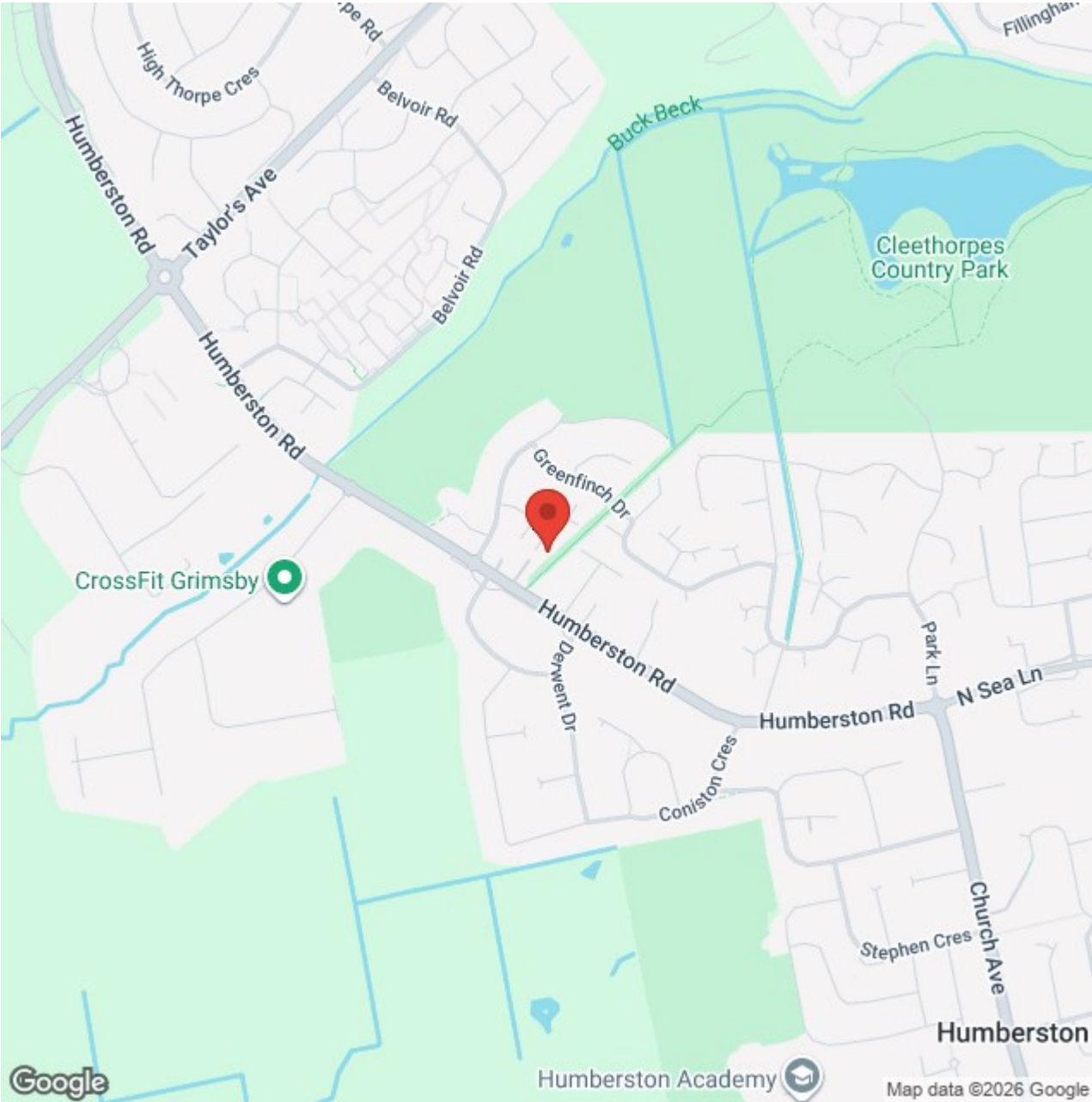
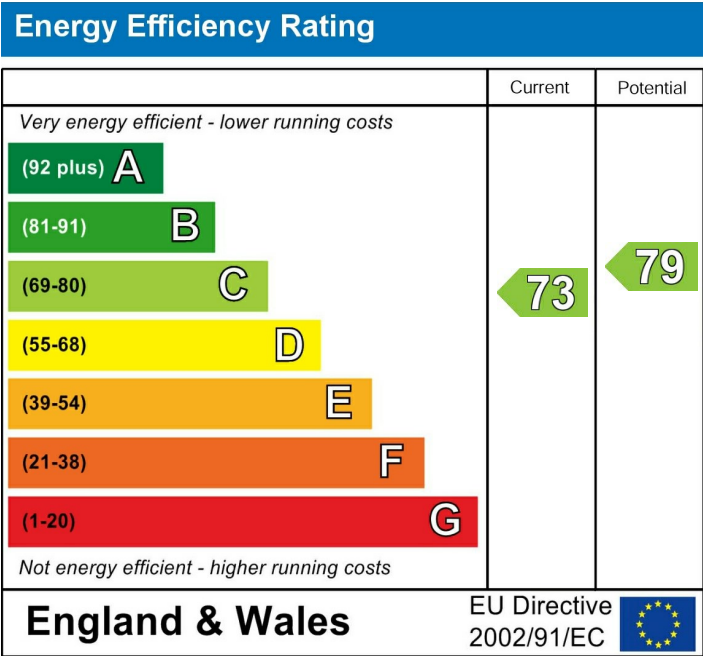
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## **ADDITIONAL NOTES**

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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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***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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