

# 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 58 POPLAR ROAD, CLEETHORPES

**PURCHASE PRICE £128,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£128,000

#### TENURE

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



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## 58 POPLAR ROAD, CLEETHORPES

Nestled on the charming Poplar Road in Cleethorpes, this immaculately presented mid-terrace house is an ideal opportunity for first-time buyers seeking a delightful home close to local amenities and the picturesque seafront.

Upon entering, you are welcomed by a light and airy entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The lounge offers a warm and comfortable atmosphere, while the dining room provides an ideal setting for family meals or gatherings with friends. The modern kitchen is well-equipped and designed for convenience, complemented by a utility room that adds to the practicality of the space.

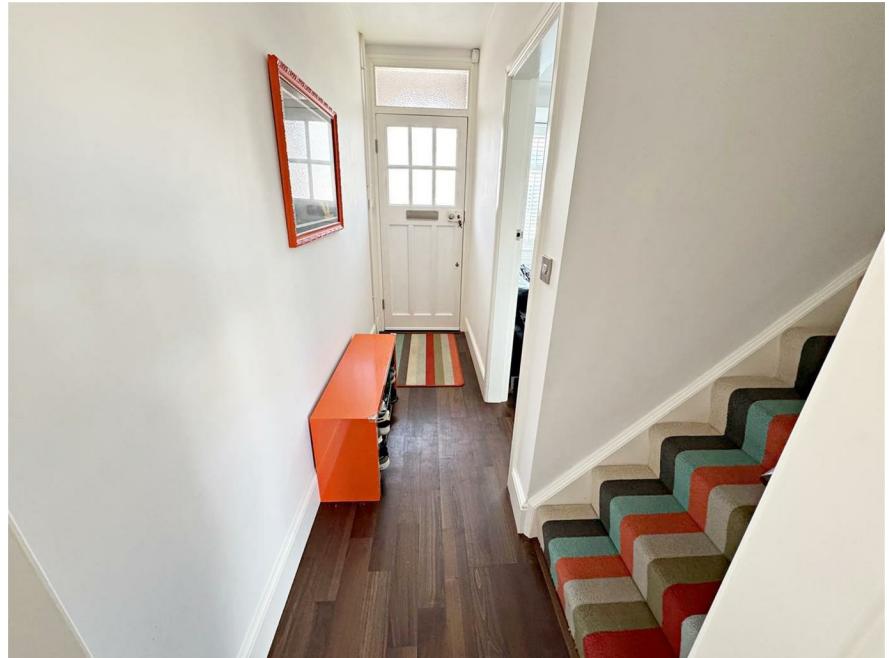
The first floor boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. A contemporary bathroom completes this level, ensuring that all your needs are met in style and comfort.

Outside, the property features both front and rear gardens, offering a lovely outdoor space for enjoying the fresh air or tending to your plants. The house benefits from U.P.V.C double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

This property is truly move-in ready, making it a perfect choice for those looking to settle into a welcoming community. With its close proximity to the seafront and local amenities, this home presents a wonderful opportunity to enjoy the best of Cleethorpes living. Don't miss your chance to make this charming house your new home.

### ENTRANCE HALL

Through a hardwood and glazed door into the hall with stairs to the first floor accommodation, Kahrs engineered walnut flooring and a light to the ceiling.



## 58 POPLAR ROAD, CLEETHORPES

### LOUNGE

13'0 x 10'6 (3.96m x 3.20m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window with plantation shutters, a central heating radiator, an inset log burner, Kahrs engineered walnut flooring, a light and coving to the ceiling.



### LOUNGE



# 58 POPLAR ROAD, CLEETHORPES

## DINING ROOM

12'3 x 13'11 (3.73m x 4.24m)

With a u.PVC double glazed window, a central heating radiator, an under-stairs cupboard, built in shelving, Kahrs engineered walnut flooring and a light to the ceiling.



## DINING ROOM



## 58 POPLAR ROAD, CLEETHORPES

### KITCHEN

10'9 x 6'10 (3.28m x 2.08m)

The kitchen with a range of white gloss wall and base units, solid wood contrasting work surfaces incorporating a stainless steel sink with a chrome mixer tap and a pale blue glass splash back. A housed electric oven and microwave, an electric hob with a stainless steel extractor fan above. An integrated fridge/freezer and dishwasher. A u.PVC double glazed window, a tiled floor and a light to the ceiling.



# 58 POPLAR ROAD, CLEETHORPES

## KITCHEN



## LOBBY

3'8 x 2'10 (1.12m x 0.86m)

The lobby with a hardwood door leading into the rear garden and a tiled floor.

## UTILITY ROOM

2'6 x 2'10 (0.76m x 0.86m)

The utility room with a u.PVC double glazed window, a white gloss wall unit, plumbing for a washing machine, fully tiled walls and floor and a spotlight to the ceiling.

## LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is loft access and a light to the ceiling.

## 58 POPLAR ROAD, CLEETHORPES

### BEDROOM 1

11'10 x 14'0 (3.61m x 4.27m)

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



### BEDROOM 1



**BEDROOM 2**

10'4 x 8'5 (3.15m x 2.57m)

Bedroom 2 is to the front of the property with a u.PVC double glazed window with plantation shutters, a built in wardrobe, a cupboard housing the central heating boiler, a central heating radiator and a light to the ceiling.



**BATHROOM**

6'1 x 5'2 (1.85m x 1.57m)

The bathroom with a white suite comprising of a panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen. A cabinetised toilet and sink with chrome fittings, a wall unit, a mirror and spotlight above. A u.PVC double glazed window, a white ladder style radiator, fully tiled walls and floor, spotlights to the ceiling.



## 58 POPLAR ROAD, CLEETHORPES

### OUTSIDE

The front garden has a walled boundary with a wooden gate and is laid to pavers with an established border.

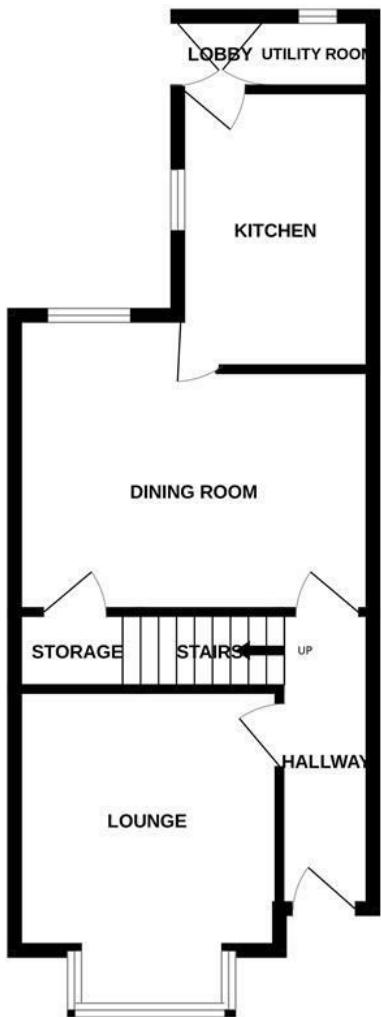
The rear garden has a walled and fenced boundary with a wooden gate and is mainly laid to pavers for ease of maintenance with raised borders. There is an outside electric point and tap.



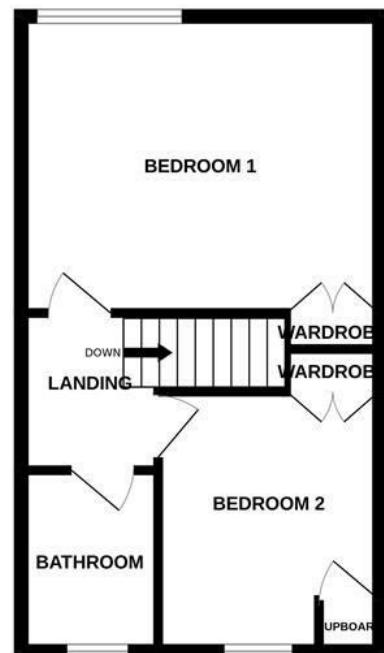
### OUTSIDE



GROUND FLOOR



1ST FLOOR



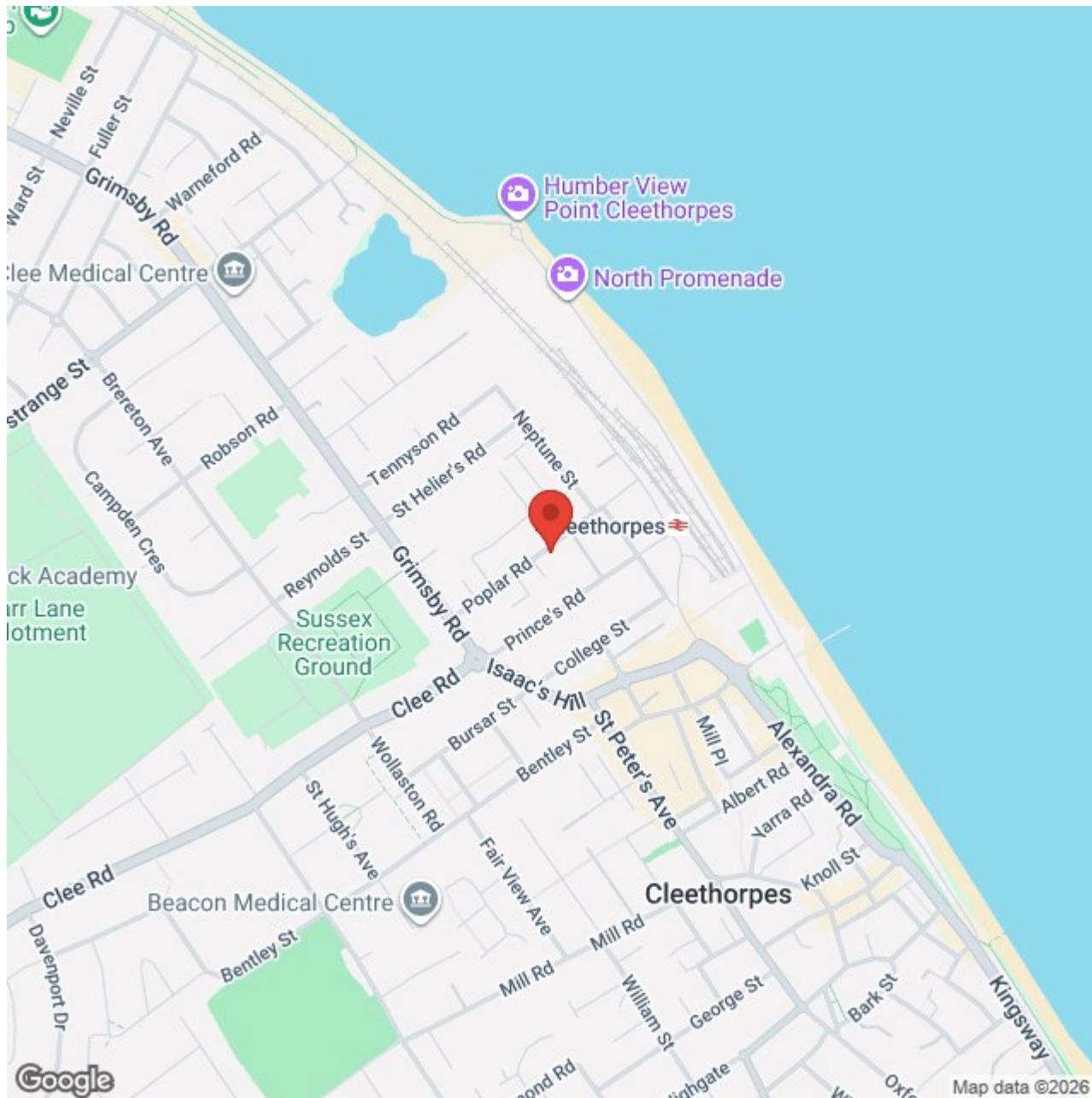
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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