

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

35 WALNUT CRESCENT, CLEETHORPES

PURCHASE PRICE £239,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£239,950

TENURE

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



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35 WALNUT CRESCENT, CLEETHORPES

Nestled in the charming Walnut Crescent of Cleethorpes, this extended end terrace house offers a delightful blend of space and comfort, perfect for family living. Occupying a larger than average plot, the property boasts an impressive layout with two reception rooms, providing ample space for relaxation and entertaining.

Upon entering, you are welcomed into an entrance hall that leads to a bright and airy lounge, ideal for unwinding after a long day. The dining room is perfect for family meals and gatherings, while the fitted kitchen, complete with a convenient WC, ensures functionality for everyday living.

The property features four well-proportioned bedrooms, including three double rooms and a single bedroom, making it suitable for families of all sizes. The family bathroom is thoughtfully designed to cater to your needs.

Outside, the well-maintained gardens are a true highlight, featuring a bar and hot tub area, perfect for enjoying warm summer evenings or entertaining guests. With parking available for up to four vehicles, convenience is at your doorstep.

Located close to local amenities, schools, and the beautiful seafront, this home offers not just a place to live, but a lifestyle. Whether you are looking for a family home or a property with potential for entertaining, this end terrace house in Cleethorpes is a must-see.

ENTRANCE HALL

Through a composite front door with side panel into the hall, stairs to the first floor accommodation, built in cupboards, a central heating radiator and there is a light to the ceiling.



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LOUNGE

16'5 x 10'7 (5.00m x 3.23m)

With a u.PVC double glazed window to the front, a graphite gray vertical central heating radiator, laminate to the floor, a light and coving to the ceiling.



LOUNGE



35 WALNUT CRESCENT, CLEETHORPES

DINING ROOM

12'6 into bay x 12'0 (3.81m into bay x 3.66m)
With a u.PVC double glazed walk-in bay window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



KITCHEN

15'3 increasing to 18'10 x 9'5 increasing to 11'0
(4.65m increasing to 5.74m x 2.87m increasing to 3.3)

With a range of Beech wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. A range cooker, a stainless steel extractor fan and there is plumbing for a washing machine. A u.PVC double glazed window and door, tiled splash backs, a central heating radiator and a light to the ceiling.



35 WALNUT CRESCENT, CLEETHORPES

KITCHEN



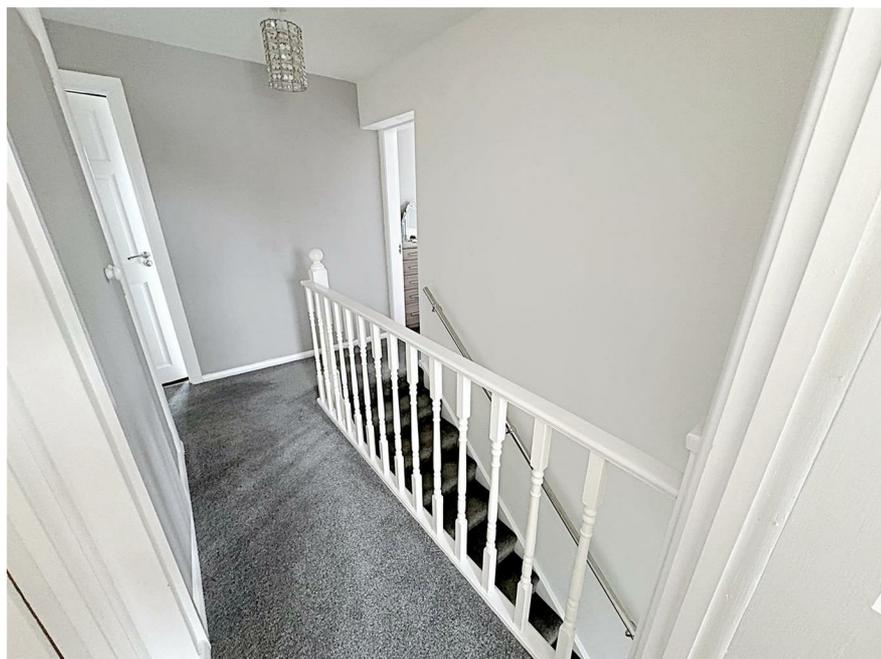
WC

3'8 x 2'1 (1.12m x 0.64m)

A white cabinetised WC with sink in the top and with chrome fittings. A u.PVC double glazed window, PVC boarding to the walls, a white ladder style radiator, vinyl to the 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 a built in airing cupboard, a light and loft access to the ceiling.



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BATHROOM

4'6 x 7'4 (1.37m x 2.24m)

Comprising of a P-Shaped bath, a chrome mixer tap, a plumbed shower and a glass curved shower screen, a pedestal wash hand basin, a chrome mixer tap and a toilet. A u.PVC double glazed window, fully tiled walls and floor, a chrome ladder style radiator and a light to the ceiling.



BEDROOM 1

16'5 x 10'7 (5.00m x 3.23m)

This double bedroom with dual aspect u.PVC double glazed windows, a central heating radiator, a light, coving and loft access to the ceiling.



BEDROOM 1



BEDROOM 2

12'6 into bay x 9'2 increasing to 11'10 (3.81m into bay x 2.79m increasing to 3.61m)

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



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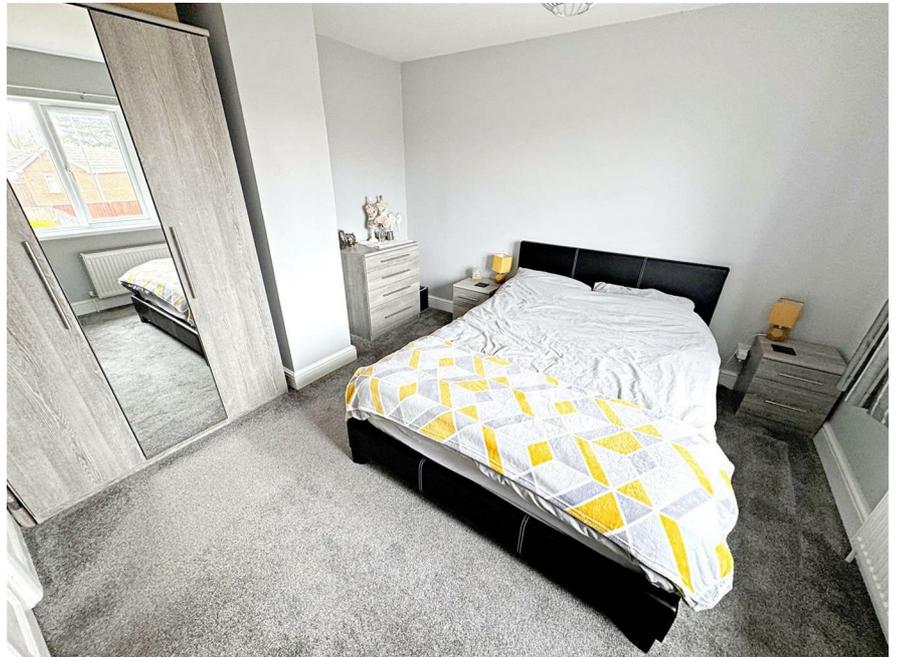
BEDROOM 3

11'10 x 10'0 (3.61m x 3.05m)

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



BEDROOM 3



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BEDROOM 4

6'3 x 8'5 (1.91m x 2.57m)

Bedroom 4 is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



OUTSIDE

The front of the property offers an attractive open aspect, mainly laid to lawn, with a generous paved area providing ample off-road parking.

To the rear, the garden is fully enclosed with fencing and wooden gates, and features low-maintenance landscaping including artificial grass, a raised decking area, and decorative chippings. A dedicated hot tub area with a roof and flip-down television creates a perfect space for relaxation, while a timber workshop measuring approximately 4m x 2m offers excellent storage or hobby space.



35 WALNUT CRESCENT, CLEETHORPES

OUTSIDE



OUTSIDE



OUTSIDE



BAR & LOUNGE

22'1 x 8'11 (6.73m x 2.72m)

The property boasts an inviting timber bar and lounge area, complete with a uPVC double-glazed window, a stylish hardwood glazed door, and an additional solid wooden door. The lounge features an attractive cast-iron fireplace surround, creating a warm focal point for the space. Practical amenities include full lighting and power throughout, as well as pre-installed Ethernet and HDMI connections—ideal for Wi-Fi, media systems, or home-office use.



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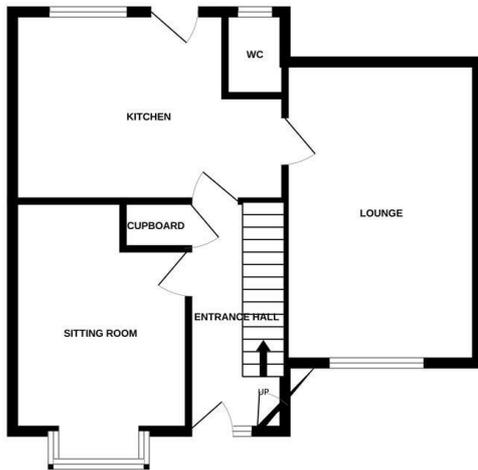
BAR & LOUNGE



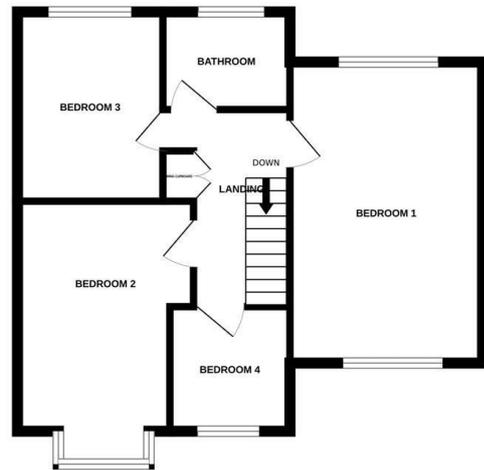
BAR & LOUNGE



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

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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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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.)

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