

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

To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

45 TRINITY ROAD, CLEETHORPES

PURCHASE PRICE £134,950 FREEHOLD - NO ONWARD CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£134,950

TENURE

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



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



45 TRINITY ROAD, CLEETHORPES

This three bedroomed semi detached house in the ever popular Trinity Road is ready for a programme of improvement. The accommodation offers 3 bedrooms, two reception rooms and a conservatory, the kitchen and the bathroom, gas fired central heating and u.PVC double glazing. A garage to the side and a good size garden. The property is vacant and there is NO ONWARD CHAIN.

ENTRANCE HALL

There is a canopy over the step up to the front door. This is a panelled, double glazed door with double glazed side lights. The hall with panelled walls, coving to the ceiling, a ceiling rose, a central heating radiator. The staircase ahead and a cupboard below. Coat hooks.

LOUNGE

12'6" x 10' (3.81m x 3.05m)

Situated to the back of the property, there is a delph rack, gas fire within a timber mantle and tiled backing and hearth, the room is open to the conservatory :-

CONSERVATORY

9'6" x 8' (2.90m x 2.44m)

The conservatory is double glazed in a timber frame over a dwarf brick wall. It is panelled to one side and there are revealed floorboards. It is an extraordinarily sunny room.

DINING ROOM

14'6" x 11'4" (4.42m x 3.45m)

Situated to the front of the property with a u.PVC double glazed walk in bay, a central heating radiator below. There is a delph rack and coving to the ceiling, a timber mantle with a tiled surround to the Living Flame style of gas fire.

KITCHEN

8'6" x 7' (2.59m x 2.13m)

To the back of the property, the units to the base and wall with post form work tops and tiled reveals. An inset sink unit, cooker point, storage cupboard, a side door to the garden path and a u.PVC double glazed window to the back garden. Leading off is a useful walk in larder cupboard.

LANDING

Up the stairs to the landing, the balustrade, panelled walls, a ceiling rose, a u.PVC double glazed window to the side.

BATHROOM

The bathroom with a white suite of panelled bath, pedestal wash hand basin and a close coupled W.C. All walls are well tiled, there is a central heating radiator, a u.PVC double glazed obscure window, the loft entrance above and a tiled floor below.

BEDROOM 1

11'9" x 11' (3.58m x 3.35m)

To the front of the property with a u.PVC double glazed window overlooking Trinity Road. A central heating radiator, a ceiling rose, coving, a picture rail. Another loft entrance.

BEDROOM 2

11'6" x 12'1" (3.51m x 3.68m)

This is the largest bedroom, it is to the back of the property with a u.PVC double glazed window and a central heating radiator, coving to the ceiling and a picture rail, ceiling rose and the airing cupboard is in this room with a lagged cylinder.

BEDROOM 3

7'8" x 6' (2.34m x 1.83m)

This bedroom is to the front of the property with a u.PVC double glazed window, wall units, a central heating radiator.

GARAGE

There is a brick garage at the end of the driveway with light and power.

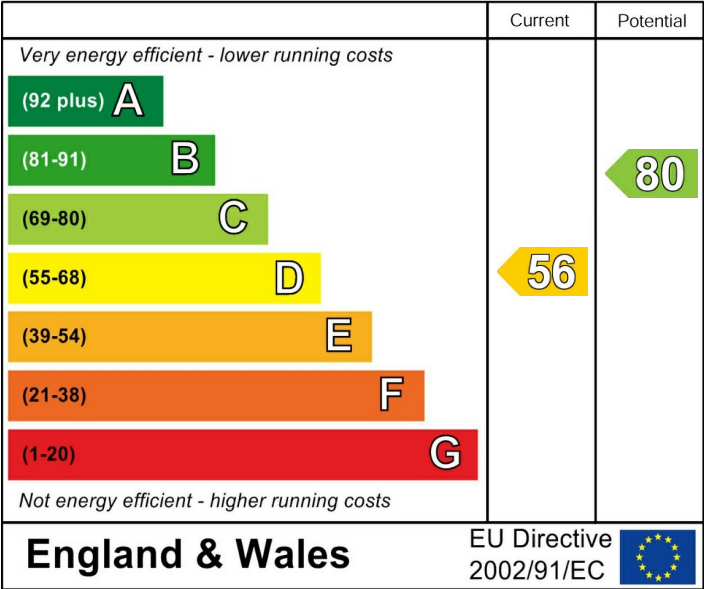
45 TRINITY ROAD, CLEETHORPES

GARDENS

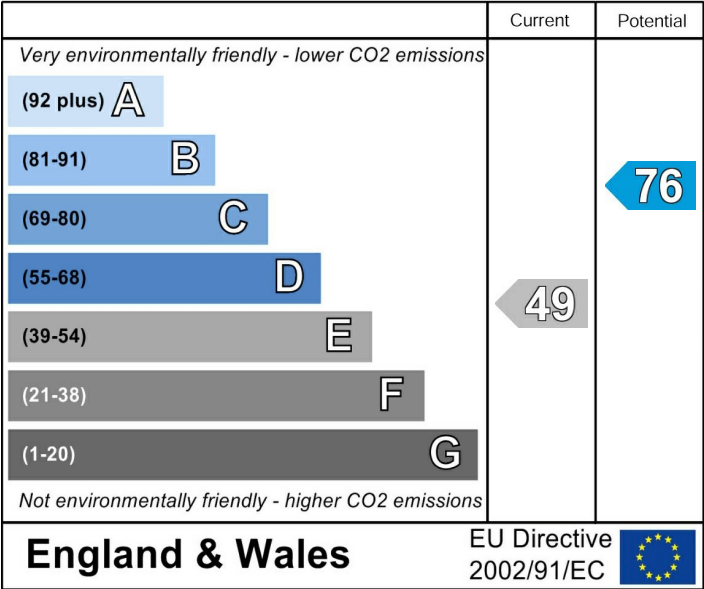
The front garden is walled and gated, a drive leads down the side of the property. There are pavers in the front garden and raised beds and mature bushes.

The back garden is long, absolutely full of colour in the form of shrubs and trees, there is a little garden pond, a greenhouse and a garden shed and it is all well fenced.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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