

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 4 WILSON STREET, CLEETHORPES

**PURCHASE PRICE £126,950 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£126,950

#### TENURE

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



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Registered in England No. 4782567



## 4 WILSON STREET, CLEETHORPES

\*\*\*UNEXPECTEDLY BACK ON THE MARKET\*\*\*

Bettles, Miles and Holland are delighted to offer for sale this immaculate mid terrace property situated close to the local amenities and well regarded schools in the area. The property is also a short walk from Cleethorpes Sea Front. The property comprises of a hall, a lounge with a walk-in bay window and a multi-fuel burner, a modern fitted kitchen/diner and a conservatory. To the first floor there are two double bedrooms with the master bedroom having an en-suite and a modern family bathroom. The property has well maintained front and rear gardens and benefits from u.PVC double glazing and gas central heating.

### HALL

Through a composite front door into the hall with stairs to the first floor accommodation, a central heating radiator and fretwork cover and a wall light.

### LOUNGE

14'2 into bay x 14'0 (4.32m into bay x 4.27m)

The lounge with a u.PVC double glazed walk-in bay window, a central heating radiator, a multi-fuel burner inset into the chimney breast with a sleeper above, a light and coving to the ceiling.



### LOUNGE





## 4 WILSON STREET, CLEETHORPES

### LOUNGE



### KITCHEN/DINER

17'3 x 11'0 (5.26m x 3.35m)

The kitchen area with sage green wall and base units and a large pantry cupboard with contrasting work surfaces, a black sink unit with a chrome mixer tap. An electric integrated hob and oven with a stainless steel extractor fan above, an integrated dish washer and fridge/freezer and there is plumbing for a washing machine. A u.PVC double glazed window, part tiled walls, laminate flooring and a light to the ceiling.

The dining area with a u.PVC double glazed door and side panels, an under stairs cupboard, laminate to the floor and a light to the ceiling.



## 4 WILSON STREET, CLEETHORPES

### KITCHEN/DINER



### CONSERVATORY

12'1 x 8'7 (3.68m x 2.62m)

The conservatory with u.PVC double glazed windows to three sides and u.PVC double glazed French doors lead into the garden. A cupboard housing the central heating boiler and a central heating radiator.



### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A wall light, loft access to the ceiling.



## 4 WILSON STREET, CLEETHORPES

### **BATHROOM**

6'5 x 6'10 (1.96m x 2.08m)

The bathroom with a white suite comprising of a corner bath with a chrome mixer tap, a vanity sink unit and a WC with a central chrome flush. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.



### **BEDROOM 1**

13'8 x 12'5 (4.17m x 3.78m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator with a fret work cover, a built in airing cupboard and a light to the ceiling.



## 4 WILSON STREET, CLEETHORPES

### **ENSUITE**

6'5 x 4'4 (1.96m x 1.32m)

With a white macerator WC with a central chrome flush, a white sink with a chrome mixer tap set in a white vanity unit, a shower enclosure with an electric shower. A u.PVC double glazed window, Mermaid boarding to the shower area, vinyl to the floor and a light to the ceiling.



### **BEDROOM 2**

11'0 x 10'7 (3.35m x 3.23m)

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





## 4 WILSON STREET, CLEETHORPES

### OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to decorative stones with a palm tree in the center and there is a paved path to the front door.

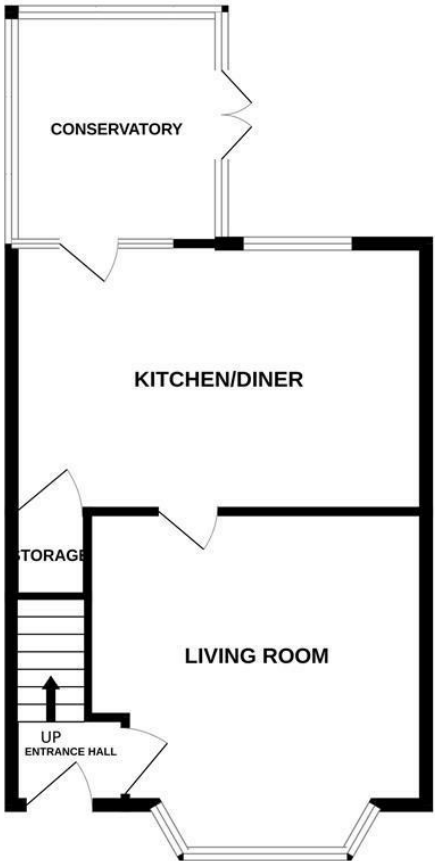
The rear garden has a fenced and walled boundary with a wooden gate either side of the garden. From the conservatory you step out onto a decked area, then there is a decorative stoned area and up a step to the back of the garden where there is another decked area. The borders are filled with established bushes and trees and there are two timber sheds.



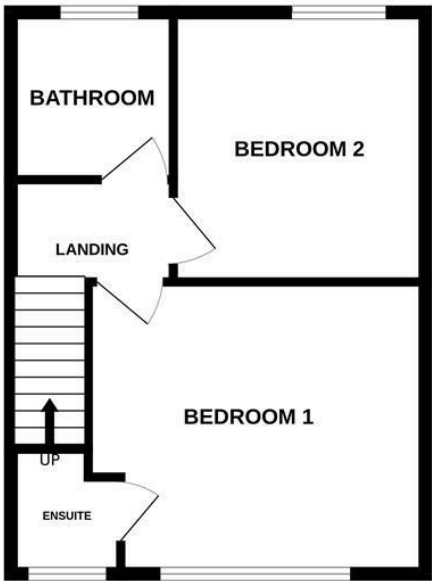
### OUTSIDE



GROUND FLOOR

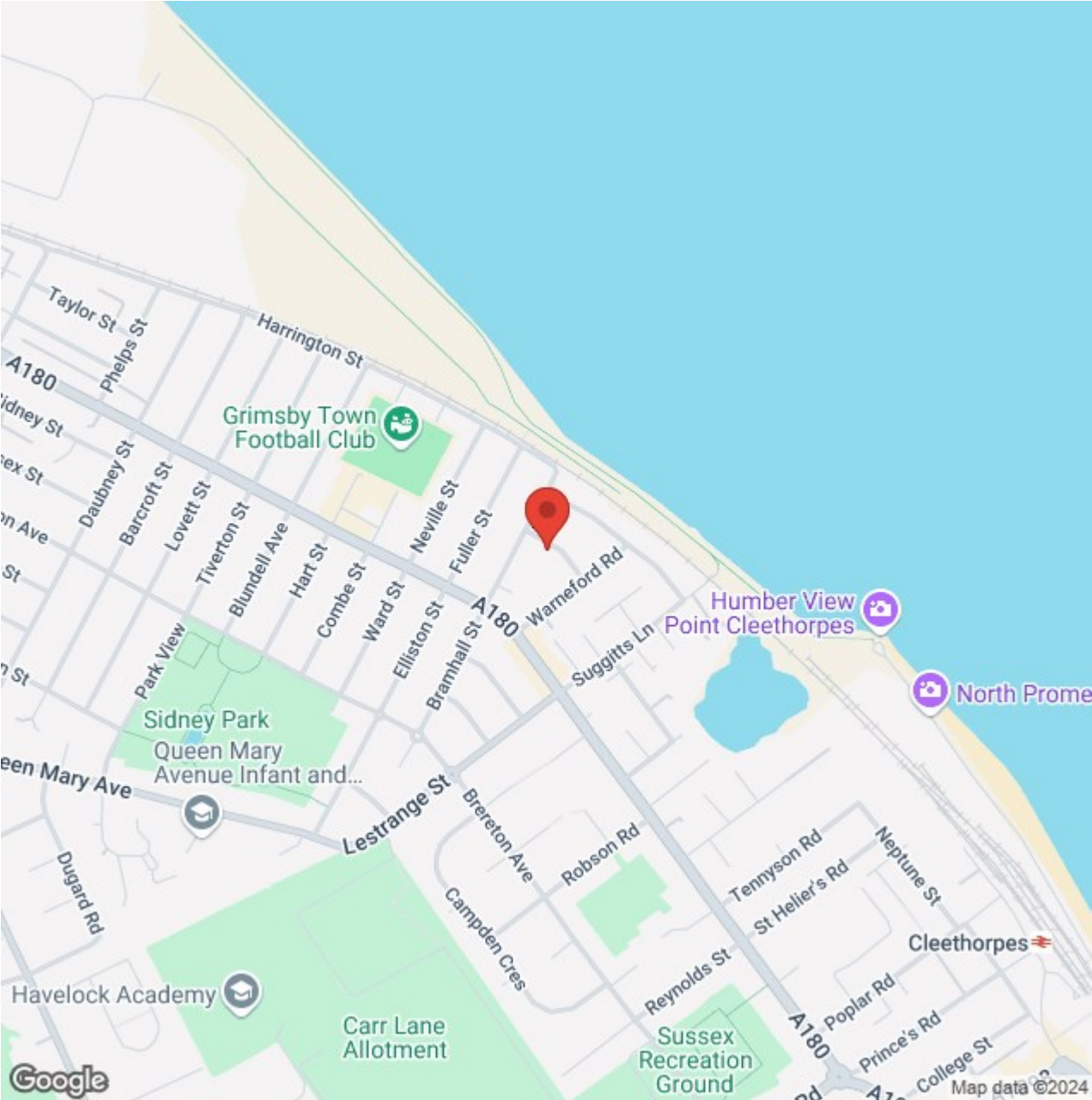
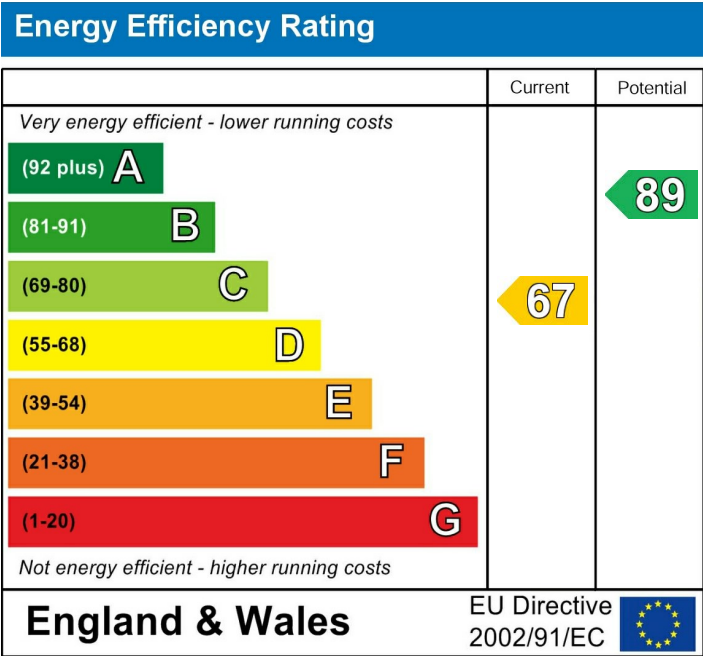


1ST FLOOR



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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## **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 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 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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