BETTLES, MILES & HOLLAND
Estate Agents - Valuers

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PROPERTY FOR SALE
8 NORTH STREET, CLEETHORPES

PURCHASE PRICE £119,950 - NO CHAIN

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£119,950
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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8 NORTH STREET, CLEETHORPES

Nestled in the charming area of North Street, Cleethorpes, this beautifully presented mid-terrace house offers a wonderful opportunity for both first-time buyers and investors alike. With no chain involved, this property is ready for immediate occupancy, making it an ideal choice for those looking to enter the market or explore the potential of short-term rentals such as Airbnb.

The house features a well-designed open-plan kitchen, living, and dining area, perfect for entertaining or enjoying quiet evenings at home. Additionally, a convenient WC and utility room are located off this space, enhancing the practicality of the layout.

On the first floor, you will find a spacious double bedroom complete with a modern ensuite bathroom, providing a private retreat for relaxation. The property benefits from double glazing and gas central heating, ensuring comfort throughout the year.

Situated within walking distance of the stunning sea front and local amenities, this home offers the perfect blend of coastal living and convenience. Whether you are looking to invest or simply enjoy the vibrant lifestyle that Cleethorpes has to offer, this property is not to be missed.

LIVING/DINING AREA

25'8 x 8'0 increasing to 12'5 (including the kitch (7.82m x 2.44m increasing to 3.78m (including the k)

Through a composite front door into the living/dining area, a u.PVC double glazed window to the front, two graphite central heating radiators, laminate to the floor, spiral stairs to the first floor and spotlights to the ceiling. A u.PVC door giving access to the alley.

8 NORTH STREET, CLEETHORPES

LIVING/DINING AREA

KITCHEN AREA

The kitchen area with a range of pale grey base units, contrasting work surfaces and up stands, a black sink unit with a black mixer tap. An integrated fridge and freezer, an electric double oven, an induction hob with a black and stainless steel extractor fan above. A u.PVC double glazed window, laminate to the floor and spotlights to the ceiling.

UTILITY/WC

5'1 x 4'6 (1.55m x 1.37m)

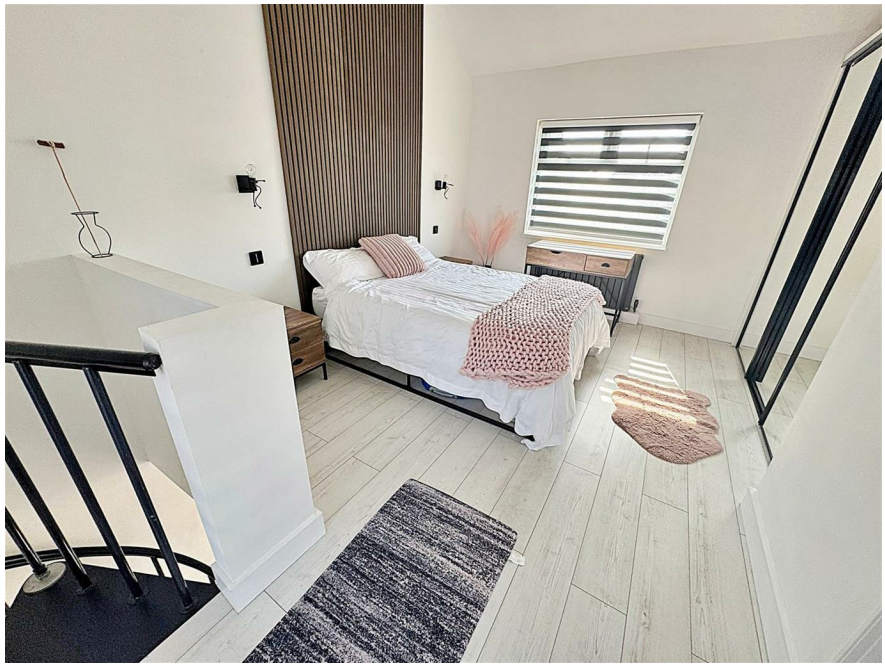
With a u.PVC double glazed window, a toilet, a wall mounted central heating boiler, plumbing for a washing machine and space for a tumble dryer. PVC boarding to the walls, laminate to the floor and spotlights to the ceiling.

BEDROOM

15'8 x 9'3 (4.78m x 2.82m)

This double bedroom with a u.PVC double glazed window to the front and u.PVC double glazed French doors to the rear, fitted wardrobes with sliding mirrored doors, a graphite central heating radiator and spotlights to the ceiling.

BEDROOM



ENSUITE

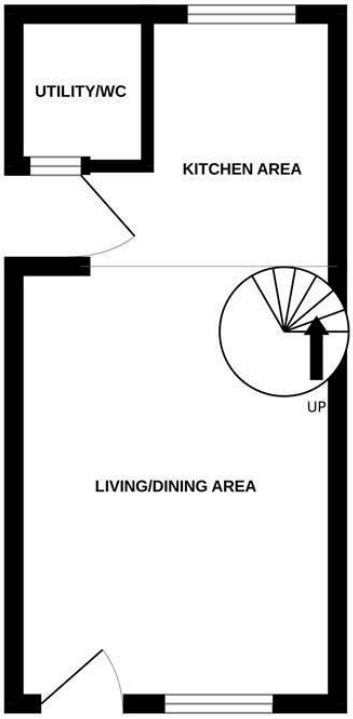
7'4 x 5'8 (2.24m x 1.73m)

With a walk-in shower, a vanity sink unit all with black fittings and a toilet. A u.PVC double glazed window, PVC boarding to the walls, a wall mounted cupboard, a white ladder style radiator, laminate to the floor and spotlights to the ceiling.

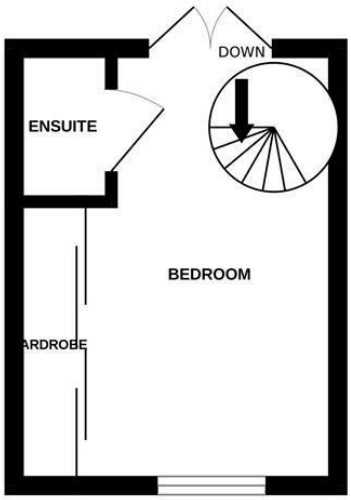
OUTSIDE

There is access to the alley.

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

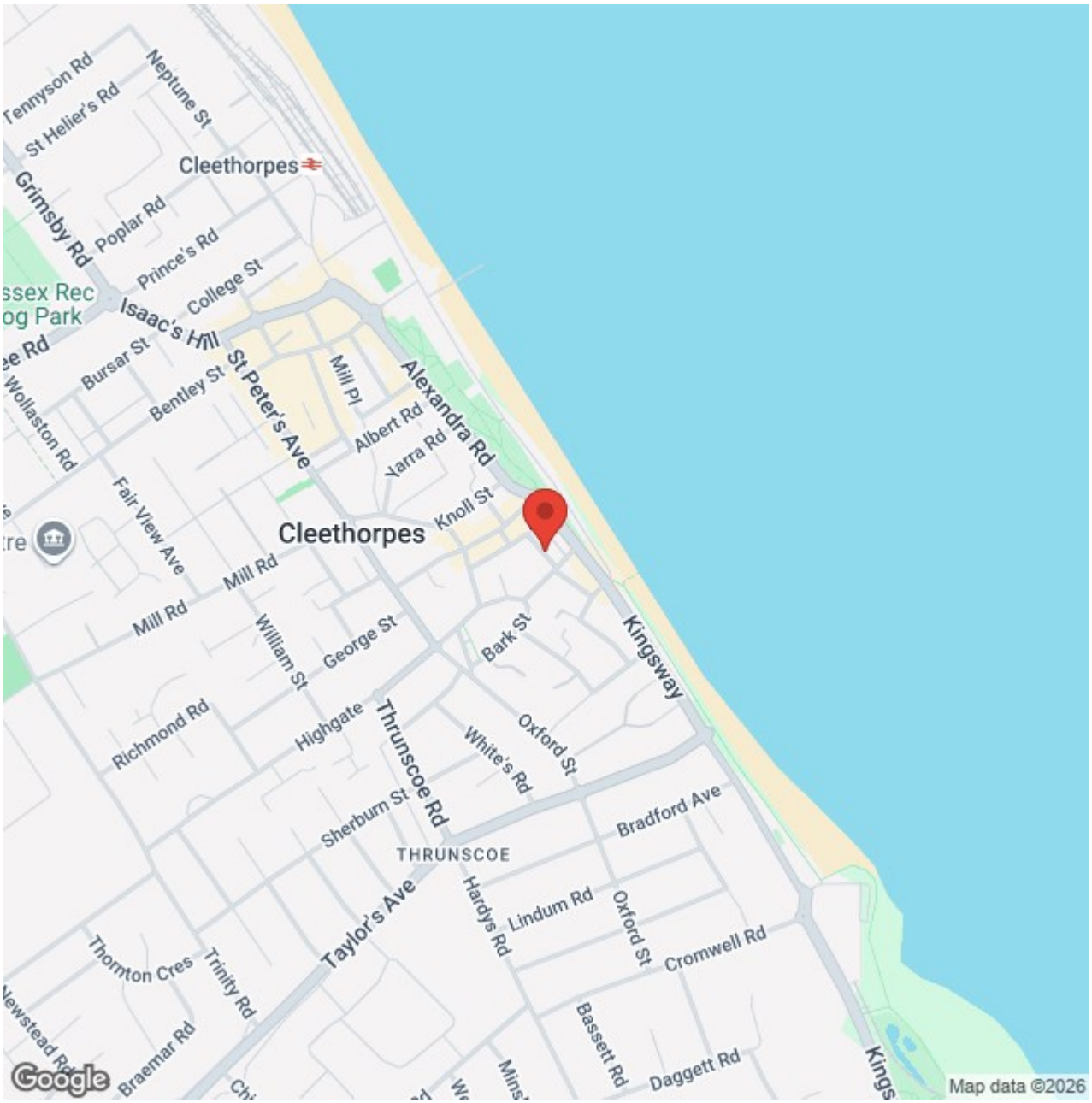
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales 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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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