

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

17 BARCROFT STREET, CLEETHORPES

PURCHASE PRICE £75,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£75,000

TENURE

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



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17 BARCROFT STREET, CLEETHORPES

Nestled on Barcroft Street in the charming seaside town of Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Offered for sale with no chain, this property is ready for you to move in and make it your own.

The lounge/diner is a particularly appealing feature, offering a versatile area for family gatherings or quiet evenings in. The well-appointed kitchen is conveniently located, making meal preparation a breeze.

Upstairs, you will find three comfortable bedrooms, perfect for accommodating a growing family or guests. The property also includes a downstairs bathroom, ensuring convenience and practicality for everyday living.

With double glazing throughout, you can enjoy a warm and quiet environment, while the gas central heating system guarantees comfort during the colder months.

Situated close to local amenities and schools, this property is ideally located for families and professionals alike. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this home on Barcroft Street is not to be missed. Embrace the opportunity to own a lovely property in a desirable area, where the beach and local attractions are just a stone's throw away.

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order. THIS PROPERTY IS SOLD AS SEEN

ENTRANCE HALL

Through a hardwood and glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor and there is a light to the ceiling.

LOUNGE

13'7 x 10'9 (4.14m x 3.28m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a white painted fire surround, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



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LOUNGE



DINING ROOM

13'2 x 10'9 increasing to 13'10 (4.01m x 3.28m increasing to 4.22m)

With a u.PVC double glazed window, a white painted fire surround, a central heating radiator, laminate to the floor and there is a light to the ceiling.



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DINING ROOM



KITCHEN

11'11 x 7'7 (3.63m x 2.31m)

The kitchen with a range of wall and base units, contrasting work surfaces and tiled splash backs, a stainless steel sink unit with a chrome mixer tap. An integral electric oven, a gas hob with a stainless steel extractor fan above. A u.PVC double glazed window, a central heating radiator, a tiled floor and a light to the ceiling.



LOBBY

6'0 x 7'10 (1.83m x 2.39m)

With a u.PVC double glazed door, a wall mounted central heating boiler, a tiled floor and a light to the ceiling.

BATHROOM

11'4 x 7'4 (3.45m x 2.24m)

The bathroom with a grey corner bath with chrome taps and a shower over, a grey sink with chrome taps set in a vanity unit and a white toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, a tiled floor and a light to the ceiling.



LANDING

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

BEDROOM 1

11'2 x 13'11 (3.40m x 4.24m)

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



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BEDROOM 2

13'3 x 8'6 (4.04m x 2.59m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 3

11'11 x 7'8 (3.63m x 2.34m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



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OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to concrete and decorative chippings.

The garden has a walled and fenced boundary with a wooden gate and is laid to concrete for ease of maintenance. There is a timber shed.





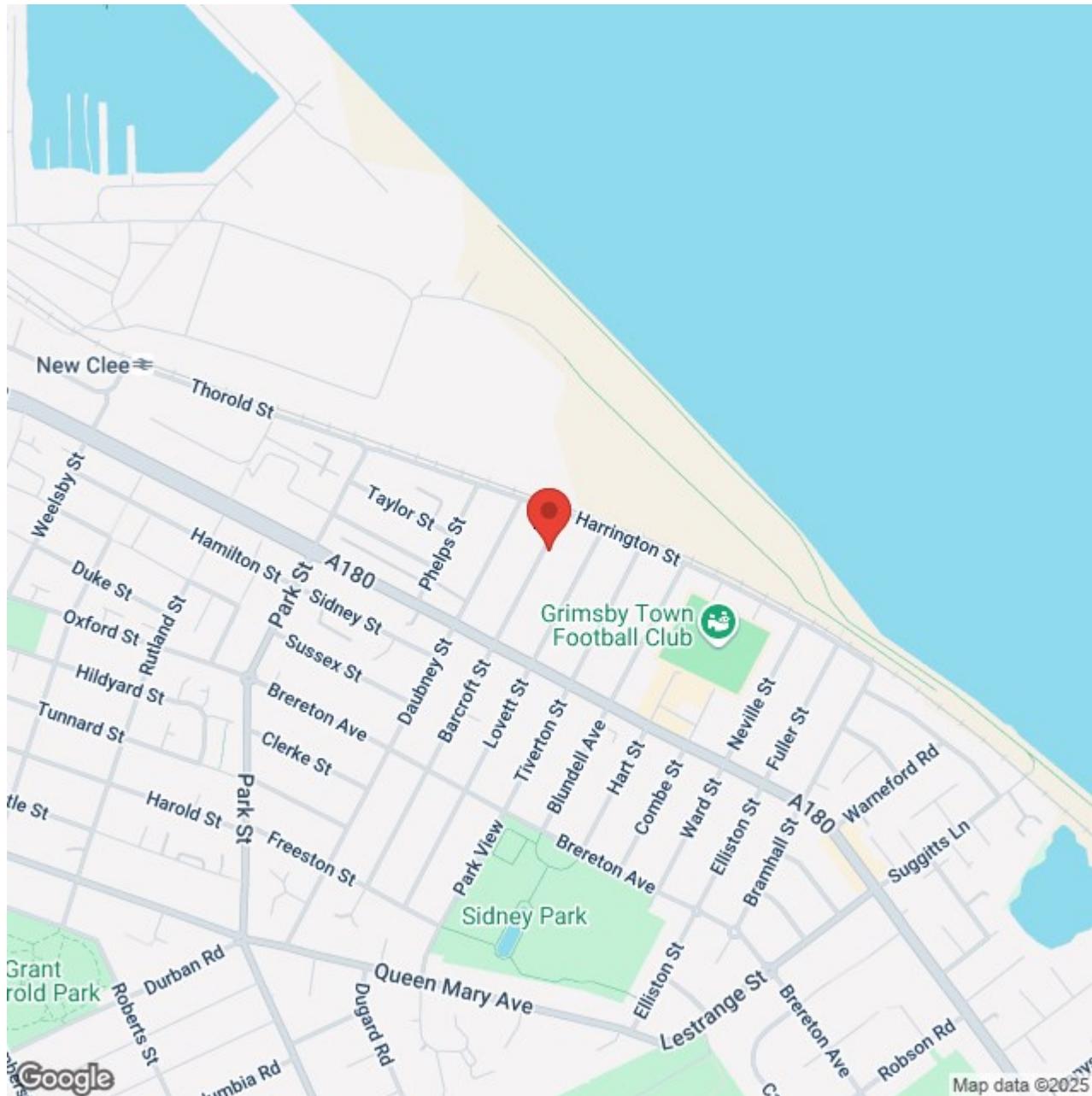
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	61	
(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

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