

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE 59 ST. HELIERS ROAD, CLEETHORPES

**PURCHASE PRICE £99,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£99,950

#### 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



## 59 ST. HELIERS ROAD, CLEETHORPES

Nestled on St. Heliers Road in the charming coastal town of Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is conveniently located within walking distance of local amenities and schools, making it an ideal choice for families and individuals alike. Additionally, the seafront is just a short stroll away, allowing you to enjoy the beautiful coastal scenery and leisure activities.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is functional and leads to a downstairs bathroom, ensuring convenience for everyday living. Upstairs, you will find two comfortable bedrooms, perfect for restful nights.

The property boasts low maintenance gardens, allowing you to enjoy outdoor space without the burden of extensive upkeep. With double glazing throughout, you can expect warmth and tranquillity, while the gas central heating ensures a cosy atmosphere during the colder months.

This charming home is not only practical but also offers a wonderful lifestyle in a vibrant community. Whether you are looking to settle down or invest in your first property, this terraced house on St. Heliers Road is a fantastic option that combines comfort, convenience, and coastal living. Do not miss the chance to make this lovely house your new home.

### **LOUNGE**

13'0 11'0 (3.96m 3.35m)

The lounge is to the front of the property of the property with a u.PVC double glazed door and a u.PVC double glazed walk-in bay window, an alabaster fire surround with a marble effect back and hearth, a central heating radiator and Swedish wood laminate to the floor. There is a light, coving and ceiling rose to the ceiling.



# 59 ST. HELIERS ROAD, CLEETHORPES

## LOUNGE



## DINING ROOM

13'11 x 11'0 (4.24m x 3.35m)

With a u.PVC double glazed door leads you into the garden, a central heating radiator, stairs to the first floor, Swedish wood laminate to the floor, a light and coving to the ceiling.



## 59 ST. HELIERS ROAD, CLEETHORPES

### KITCHEN

8'11 x 6'8 (2.72m x 2.03m)

The kitchen with a range of Beech effect wall and base units, contrasting work surfaces, a stainless steel splash back and a stainless steel sink unit with a chrome mixer tap. An integral electric oven and hob with a stainless steel extractor fan, plumbing for a washing machine, space for an under counter fridge and freezer. A u.PVC double glazed window, a tiled floor, a light and loft access to the ceiling.



### KITCHEN



**BATHROOM**

6'7 x 5'2 (2.01m x 1.57m)

The bathroom comprises of a panelled bath, chrome taps and a plumbed shower over, a pedestal wash hand basin, a chrome mixer tap and a toilet. A u.PVC double glazed window, the walls are part tiled and part shower boarded, 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 the bedroom lead off and there is a light to the ceiling.

**BEDROOM 1**

11'1 x (3.38m x )

This double bedroom to the front of the property with a u.PVC double glazed window, a vertical central heating radiator, hanging rail and a shelf in the alcove. There is a light, coving and loft access to the ceiling, the loft has been boarded.



# 59 ST. HELIERS ROAD, CLEETHORPES

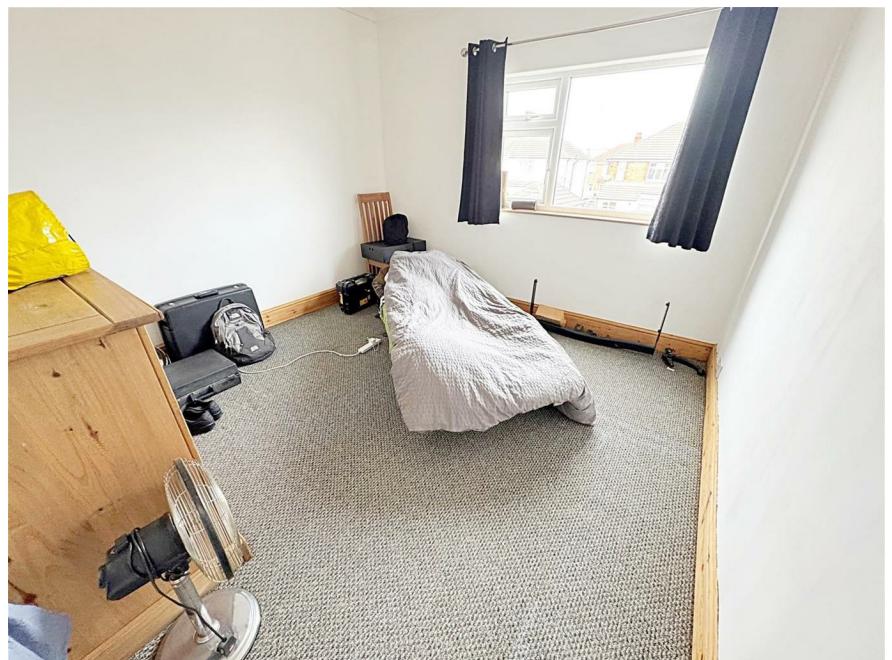
## BEDROOM 1



## BEDROOM 2

11'1 x 11'2 (3.38m x 3.40m)

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



## 59 ST. HELIERS ROAD, CLEETHORPES

### OUTSIDE

The front garden has a walled boundary with a wooden gate and is laid to concrete for ease of maintenance.

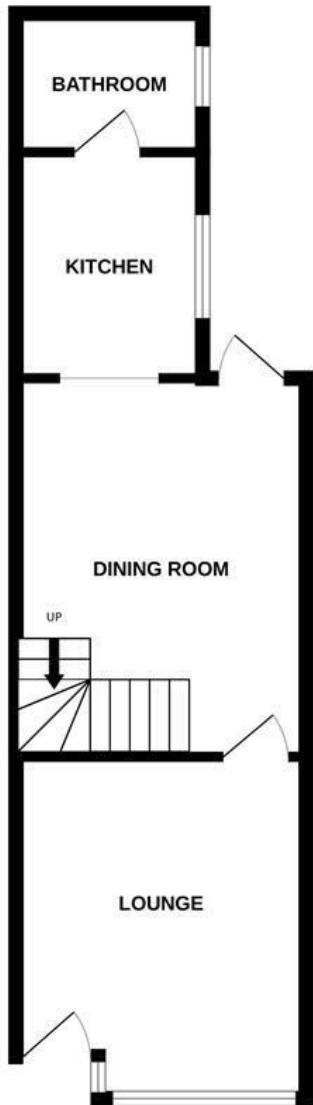
The rear garden has a walled and fenced boundary with a wooden gate, it is mainly concreted with a decorative center area ideal for planting. There is a brick shed, with a wooden door and window, there is light and power within.



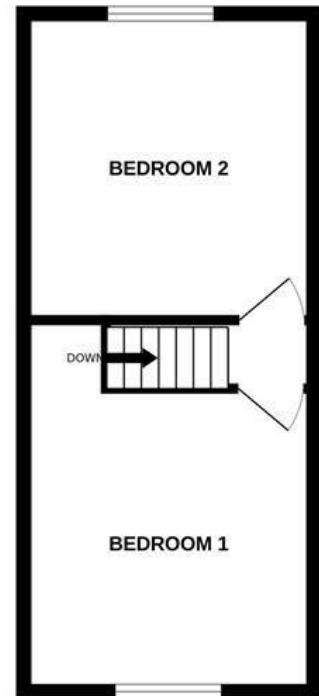
### OUTSIDE



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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

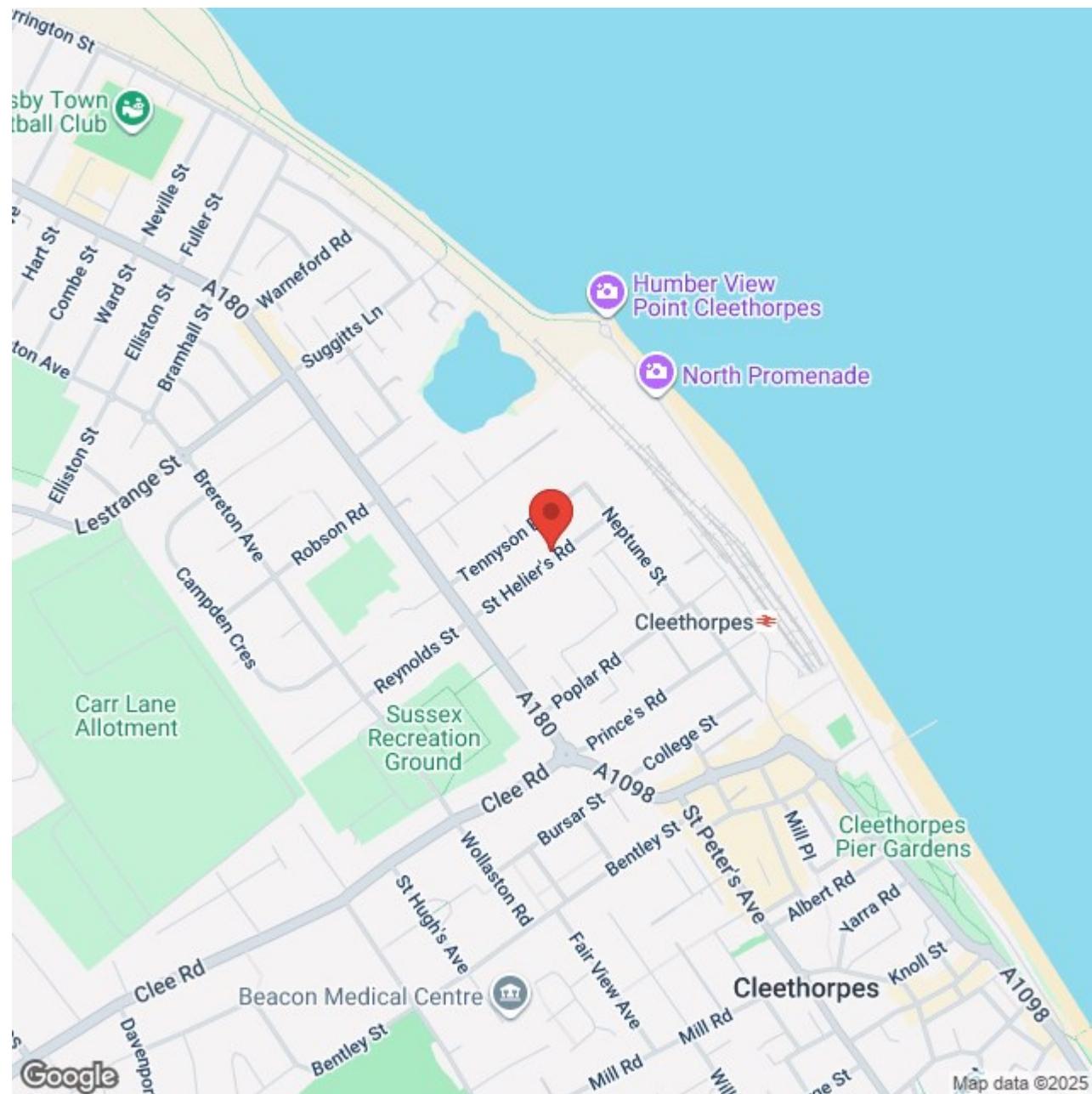


## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](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 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