

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 30 WHITES ROAD, CLEETHORPES

**PURCHASE PRICE £115,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£115,000

#### TENURE

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



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## 30 WHITES ROAD, CLEETHORPES

Nestled on Whites Road in the charming coastal town of Cleethorpes, this delightful end terrace house presents an excellent opportunity for first-time buyers or savvy investors. Offered for sale with no chain, this property is ideally situated just a stone's throw from the seafront, local amenities, and reputable schools, making it a prime location for families and individuals alike.

Upon entering, you are welcomed into an entrance hall that leads to two reception rooms, perfect for both relaxation and entertaining. The lounge provides a comfortable space to unwind, while the dining room offers an inviting area for family meals or gatherings then through to the kitchen ideal for creating culinary delights. The ground floor is completed by a well-appointed bathroom.

Venturing upstairs, you will find three good-sized bedrooms, each offering ample space for rest and personalisation. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, the front and rear gardens provide a lovely outdoor space, ideal for enjoying the fresh sea air or cultivating your own garden oasis. With a little imagination and effort, this house can be transformed into a wonderful home that reflects your personal style.

In summary, this end terrace house on Whites Road is a fantastic opportunity to secure a property in a desirable location, with the potential to make it your own. Don't miss out on the chance to view this charming home.

### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall with stairs to first floor accommodation, a central heating radiator and a light to the ceiling.

### **LOUNGE**

12'9 x 9'1 (3.89m x 2.77m)

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



## 30 WHITES ROAD, CLEETHORPES

### **DINING ROOM**

10'9 x 14'10 (3.28m x 4.52m)

With a u.PVC double glazed window, a painted fire surround with a black back and hearth. A central heating radiator, a light and coving to the ceiling. There is an under stairs cupboard housing the electric meter and consumer unit.



### **KITCHEN**

10'8 x 7'11 (3.25m x 2.41m)

With a range of white gloss wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window and door, a central heating radiator, plumbing for a washing machine, vinyl to the floor and a light to the ceiling.



**KITCHEN**



**BATHROOM**

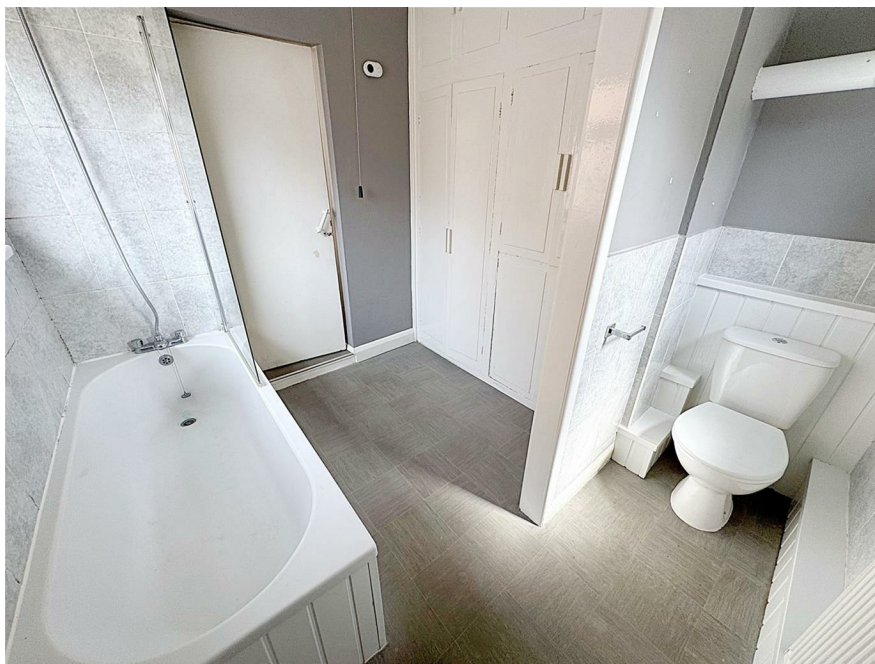
8'3 x 8'0 decreasing to 6'4 (2.51m x 2.44m decreasing to 1.93m)

With a panelled bath, a chrome mixer shower tap, a glass shower screen, a pedestal wash hand basin with chrome taps and a toilet. Two u.PVC double glazed windows, a range of built cupboards, a central heating radiator, vinyl to the floor and two lights to the ceiling. The central heating boiler is located in one of the cupboard.



## 30 WHITES ROAD, CLEETHORPES

### BATHROOM



### 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

10'0 x 12'7 (3.05m x 3.84m)

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



## 30 WHITES ROAD, CLEETHORPES

### **BEDROOM 2**

10'10 x 11'5 (3.30m x 3.48m)

Another double bedroom with a u.PVC double glazed window, a built in wardrobe, a central heating radiator and a light to the ceiling.



### **BEDROOM 3**

10'9 x 8'1 (3.28m x 2.46m)

Bedroom 3 is at the rear of the property with a u.PVC double glazed window, a built in wardrobe, a central heating radiator and a light to the ceiling.



### 30 WHITES ROAD, CLEETHORPES

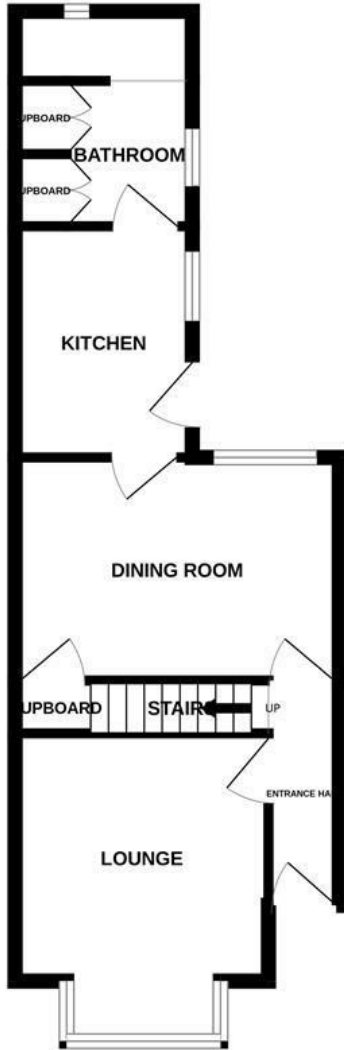
#### OUTSIDE

The front garden with a walled boundary, 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 and is laid to lawn with a concrete patio area.



GROUND FLOOR

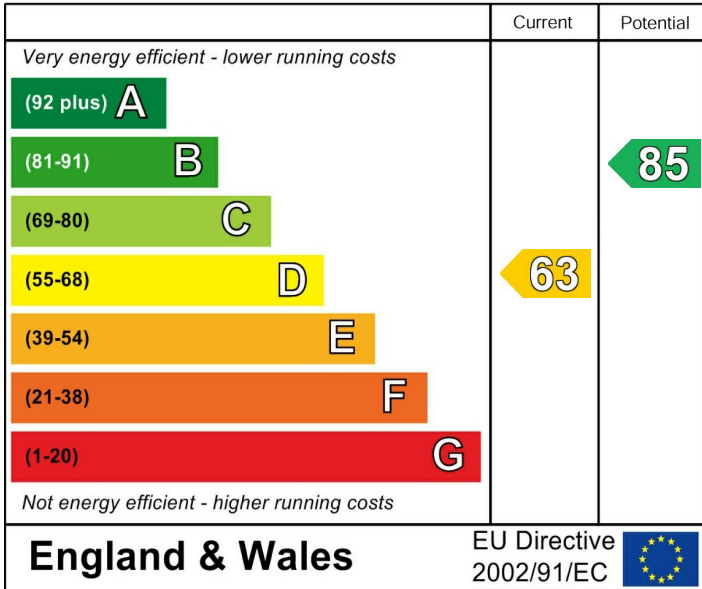


1ST FLOOR

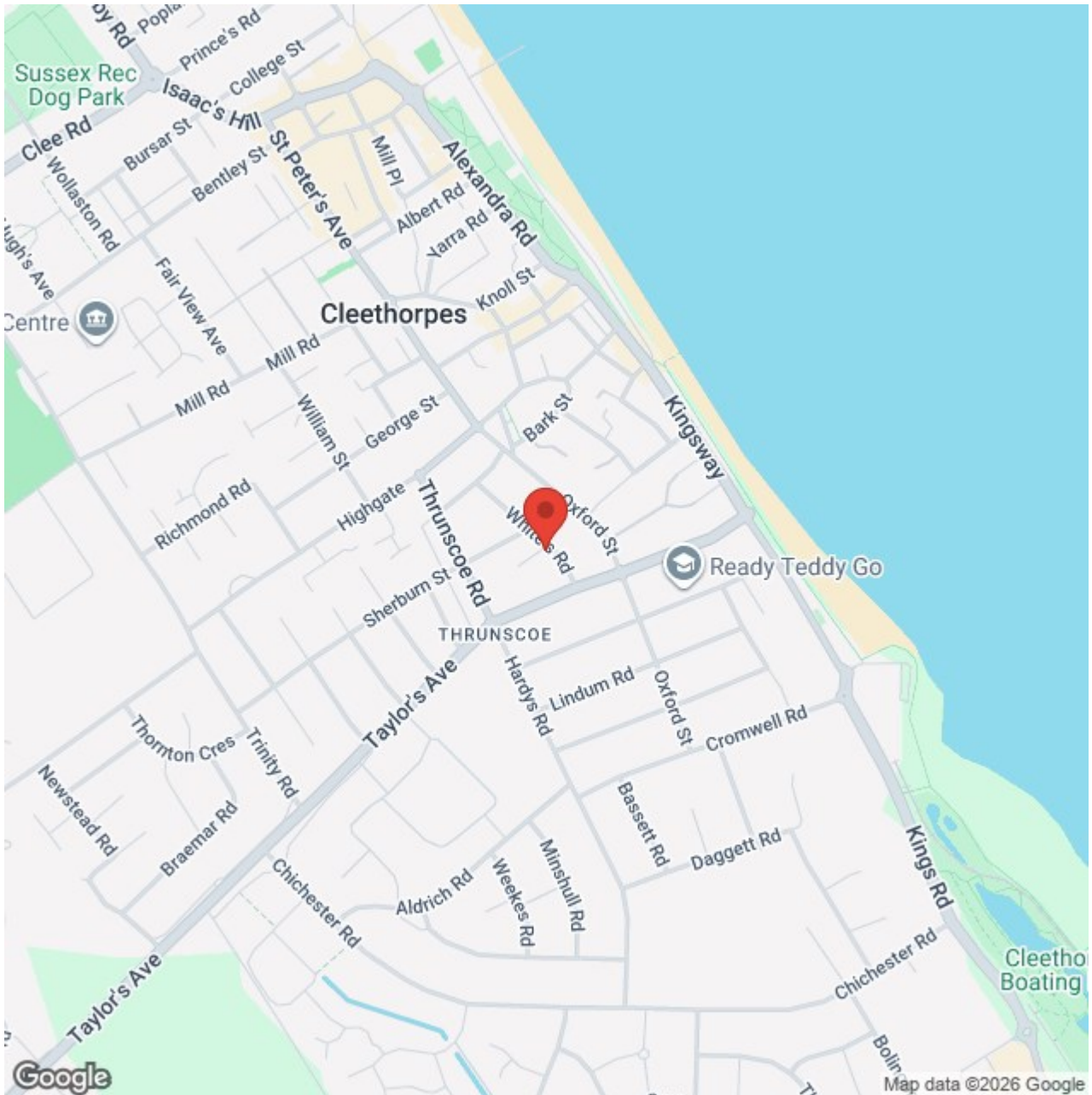
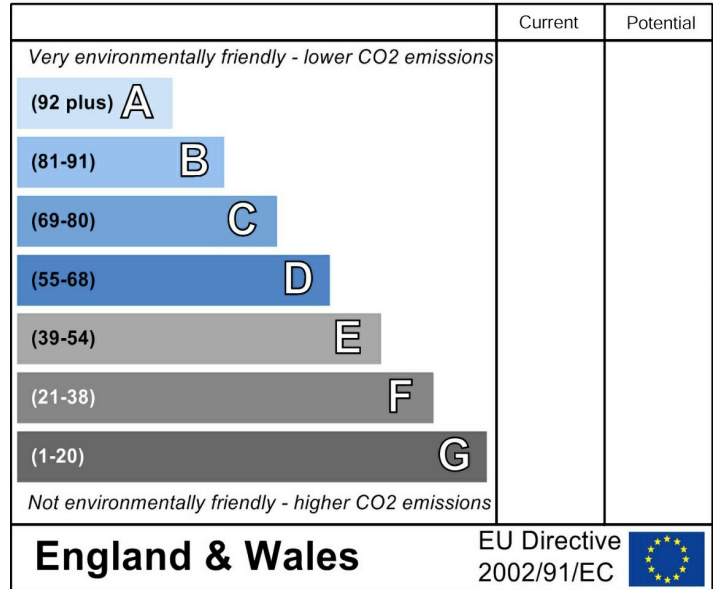


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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

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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.**

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