

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE 30 MILL ROAD, CLEETHORPES

**PURCHASE PRICE £139,950 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£139,950

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FREEHOLD



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## 30 MILL ROAD, CLEETHORPES

This is a large house. All of the rooms are spacious. On the ground floor the entrance hall, the two large reception rooms have been turned into one with an archway between, then you through into a large kitchen which is nicely fitted then beyond that, down a step and into the utility area where there is also a shower and the ground floor toilet. On the first floor there is a super large master bedroom at the front, another double behind that and the third bedroom all in pink is the size of a double too. The bathroom is on this level, then up another spelled staircase and round onto the top floor which in recent years has been used as another bedroom. The property has u.PVC double glazing and gas fired central heating with a recent replacement boiler. Outside, the front garden has been block paved and it is possible to park a car here. The back garden is just pavers with a garden shed and easy to manage. The property represents tremendous value in the centre of Cleethorpes.

### ENTRANCE HALL

There is a u.PVC double glazed front door to the porchway. Here you have the original tiled floor and walls, then through the inner panelled and glazed door to the hallway. There is a cornice to the ceiling, a plaster buttress, the hall is panelled up to the dado rail. There is a nicely tiled floor throughout. A spelled staircase, a central heating radiator and an understairs recess where you will find the meter cabinets.



### LOUNGE-DINING ROOM

14'9" x 13' & 14'6" x 11'9" (4.50m x 3.96m & 4.42m x 3.58m)

These two rooms have now been combined. The lounge area to the front, a double glazed walk in bay window, a cornice to the ceiling, an elegant mantle with a marble surround and hearth to the Living Flame style of coal effect gas fire. A central heating radiator to the side. Then under the arch to the dining area with a recess double glazed casement door and window to the garden, a cornice to the ceiling, a central heating radiator and then an unusual tall, tiled recess in the chimney breast.





**DINING AREA**



**KITCHEN-BREAKFAST ROOM**

15'9" x 9'6" (4.80m x 2.90m)

Down a step from the hallway, another spacious room. Fitted units to the base and wall with chrome style door furniture to doors and drawers. Post form roll edge work tops and tiled reveals. An inset two bowl stainless steel sink unit and mixer in the side bay. An integrated electric oven and hob with a canopy and extractor above. An integrated fridge and freezer, plumbing for a dishwasher. Coving to the ceiling, a central heating radiator and a nicely tiled floor. The u.PVC double glazed and leaded window in the bay to the side. Just over the sink unit.



**ANOTHER ANGLE OF THE  
KITCHEN-BREAKFAST ROOM**



**UTILITY ROOM - SHOWER  
ROOM**

9'3" x 6'9" approx plus the area occupied by the stairs (2.82m x 2.06m approx plus the area occupied by the stairs)

From the kitchen, down another little step by the u.PVC double glazed and leaded door to the garden path. Into the utility area where there is plumbing for a washing machine, a base unit and work top, a central heating radiator. A tiled floor and a fully tiled shower cubicle with an electric shower and an extractor. Then across the room there is a ground floor toilet. u.PVC double glazed obscure window here too.





## 30 MILL ROAD, CLEETHORPES

### **LANDING**

Up the spelled stairs to the landing where there is a spelled balustrade, a loft entrance and a second staircase which is also spelled, which leads to the top floor. All nicely panelled doors lead off.



### **BATHROOM**

The bathroom with a white suite comprising of a panelled bath with a pedestal wash hand basin and close coupled W.C. Tiled splashback areas, coving to the ceiling, a u.PVC double glazed obscure window and a tiled floor.



## 30 MILL ROAD, CLEETHORPES

### **BEDROOM 1**

16' x 15' (approx) (4.88m x 4.57m (approx))

This really is a large bedroom with a walk in u.PVC double glazed bay and a further u.PVC double glazed window to the front. Fitted wardrobes and a central heating radiator.



### **BEDROOM 2**

13' x 10'6" (3.96m x 3.20m)

This is the main area, with a u.PVC double glazed and leaded window to the back garden, a fitted wardrobe and a central heating radiator.



## 30 MILL ROAD, CLEETHORPES

### **BEDROOM 3**

9'10" x 9'5" (3.00m x 2.87m)

This bedroom to the back of the property, it is very pink. With a u.PVC double glazed window, coving to the ceiling, a central heating radiator, the Ideal Logic Combi boiler in this bedroom, is neatly inside a cupboard.



### **LOFT ROOM**

12'10" x 10'7" + 12'10" x 5'4" (3.91m x 3.23m + 3.91m x 1.63m)

Up the final spelled staircase into the top floor which is open to the stairs. There are panelled walls and the ceiling, a u.PVC double glazed and leaded window. The room is in two parts, the main area and then an arch into a further area with shelving. Central heating radiator. Please note the current Vendors bought this property approx. 10 years ago with this room as seen.





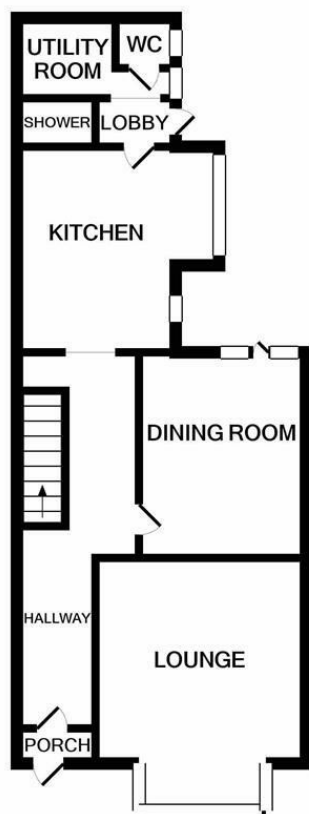
## 30 MILL ROAD, CLEETHORPES

### GARDENS

The front garden is open and block paved for a car to park. The back garden is walled and fenced, a patio garden, a garden shed, gated at the back, outside lighting.



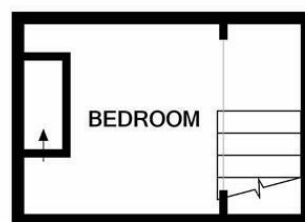




GROUND FLOOR

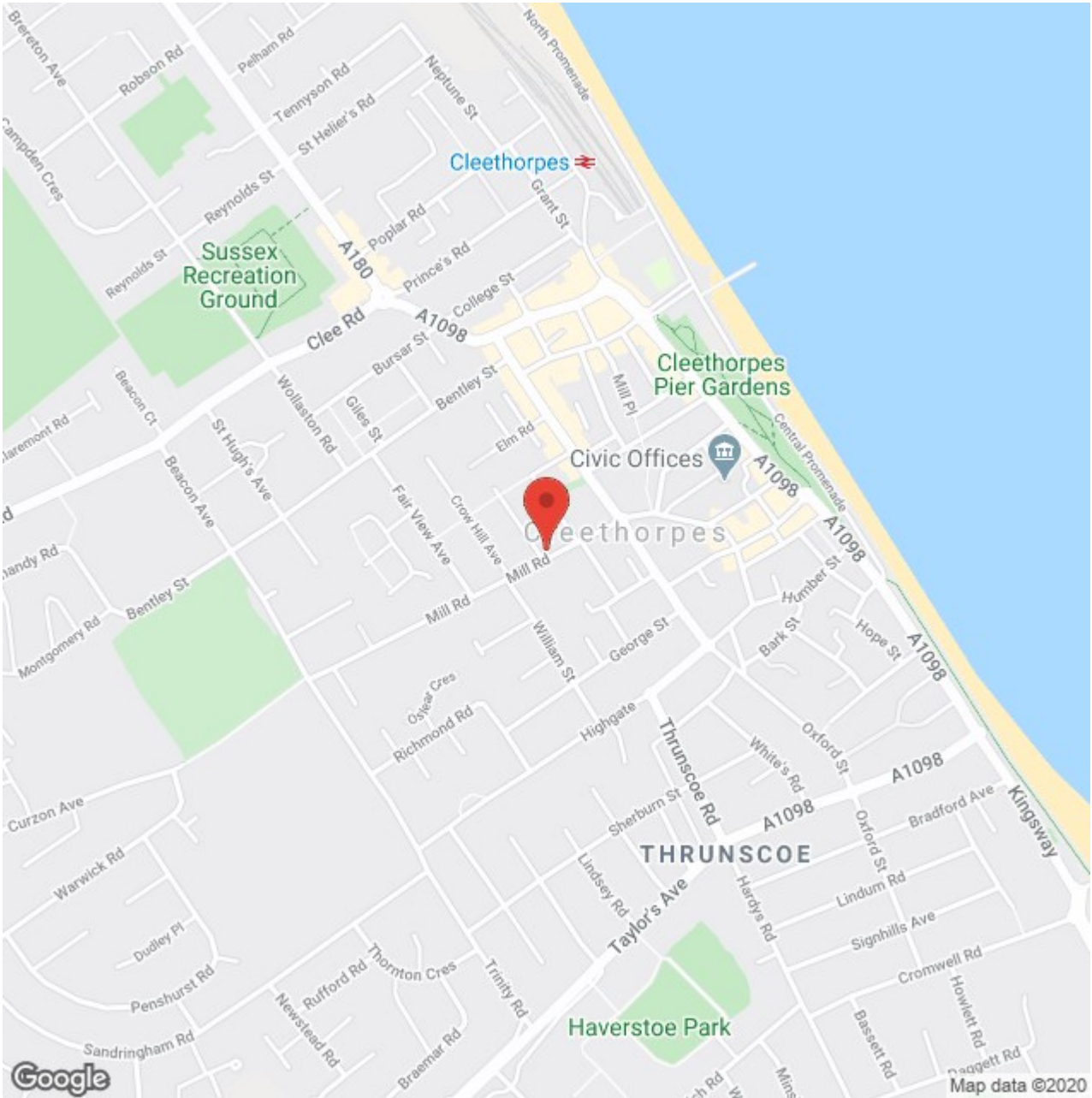
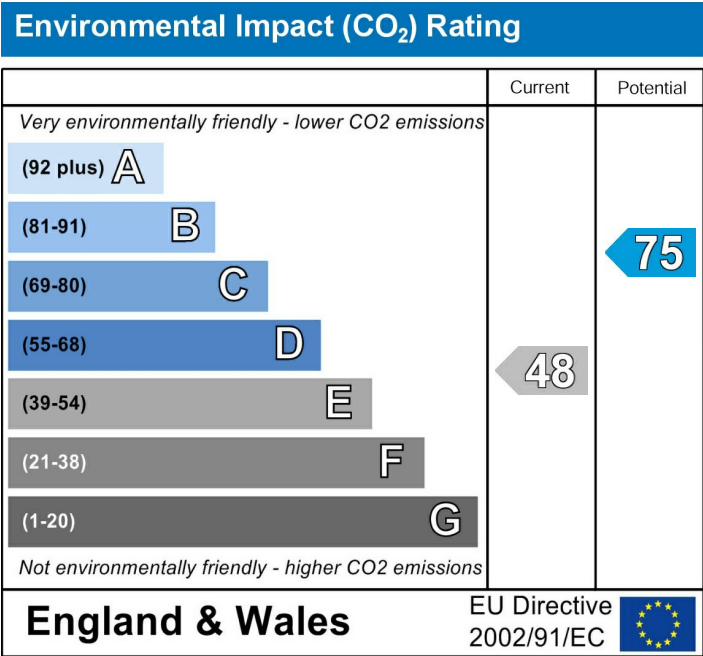
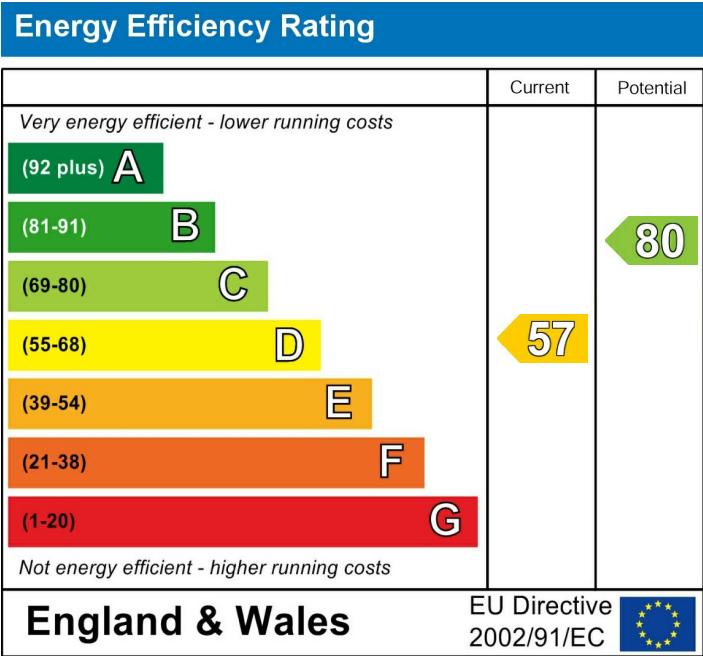


1ST FLOOR



2ND FLOOR

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