

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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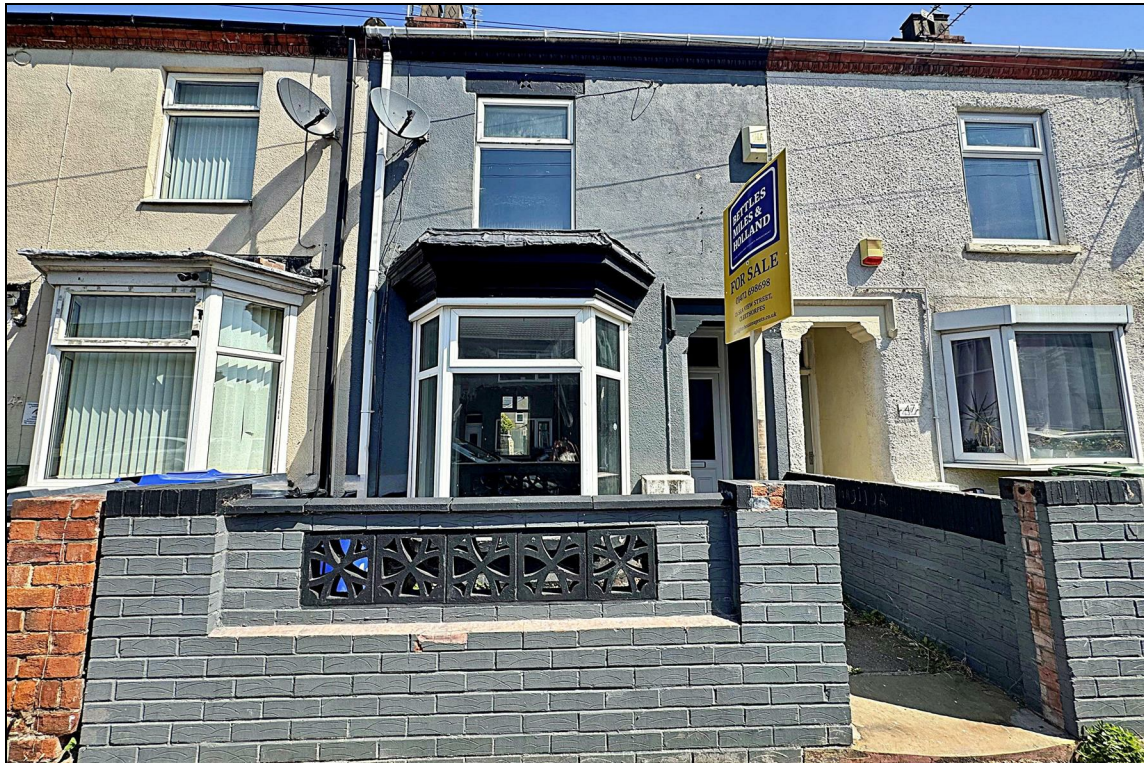
www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

45 SUSSEX STREET, CLEETHORPES

PURCHASE PRICE £89,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£89,950

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



45 SUSSEX STREET, CLEETHORPES

Nestled in the heart of Cleethorpes, this charming mid-terrace house on Sussex Street presents an excellent opportunity for both first-time buyers and savvy investors. Offered for sale with no chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by an entrance hall that leads to a comfortable lounge/diner, perfect for relaxing or entertaining guests. The well-appointed kitchen/breakfast room is ideal for family meals, and the adjoining utility room adds convenience to your daily routine.

The first floor boasts three bedrooms, providing ample space for family or guests, along with a well-equipped bathroom. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, you will find both front and rear gardens, offering a delightful space for outdoor activities or simply enjoying the fresh air. The location is particularly advantageous, being close to local amenities, schools, and the beautiful seafront, making it a perfect spot for families and those who appreciate coastal living.

This property is move-in ready and presents a fantastic opportunity to secure a lovely home in a sought-after area. Don't miss your chance to view this delightful terraced house in Cleethorpes.

ENTRANCE HALL

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

LOUNGE/DINER

27' x 9'10 (8.23m x 3.00m)

With a u.PVC double glazed walk-in bay window to the front and u.PVC double glazed window to the rear, two central heating radiators, a polished fire surround with a tiled back and hearth and two lights to the ceiling.



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LOUNGE



DINER



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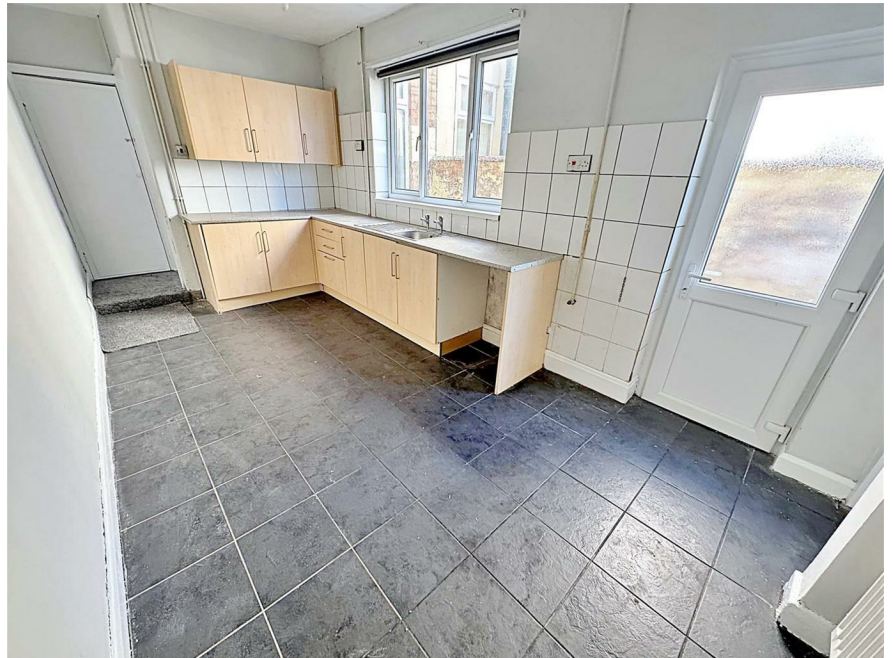
KITCHEN/BREAKFAST ROOM

8'0 x 5'10 (2.44m x 1.78m)

With a range of Beech wall and base units with contrasting work surfaces, a stainless steel sink and drainer, tiled splash backs, a central heating radiator and an under stairs cupboard. A wooden door leading to the garden and a u.PVC double glazed window to the side, with a tiled floor and a light to the ceiling.



KITCHEN/BREAKFAST ROOM



45 SUSSEX STREET, CLEETHORPES

UTILITY

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



LANDING

Up the stairs where doors to all rooms lead off, a storage cupboard, access to the loft and a light to the ceiling.



45 SUSSEX STREET, CLEETHORPES

BEDROOM 1

12'10 x 11'1 (3.91m x 3.38m)

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



BEDROOM 1



45 SUSSEX STREET, CLEETHORPES

BEDROOM 2

17'1 x 12' (5.21m x 3.66m)

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



BEDROOM 3

8' x 8' (2.44m x 2.44m)

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



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BATHROOM

6' x 5' (1.83m x 1.52m)

With a white suite comprising of a paneled bath with chrome mixer shower taps, a pedestal wash hand basin and a toilet. With part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



GARDENS

The front garden has a walled boundary with a wooden gates and is paved for ease of maintenance.

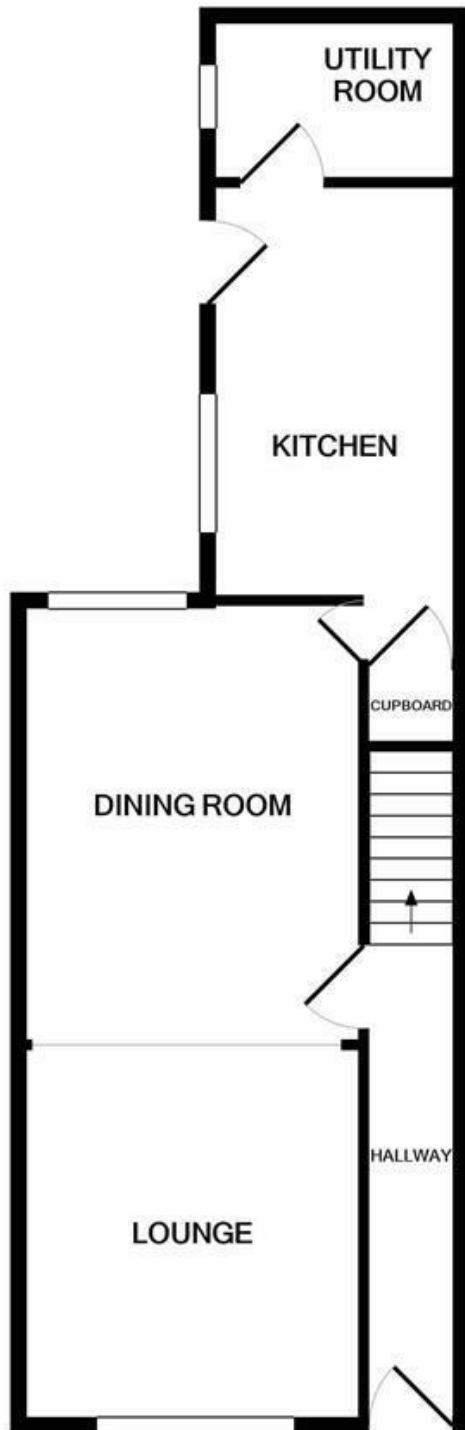
The rear garden has a walled and fenced boundary a concrete pathway leading to a wooden gate, it is laid to lawn and has a patio area.



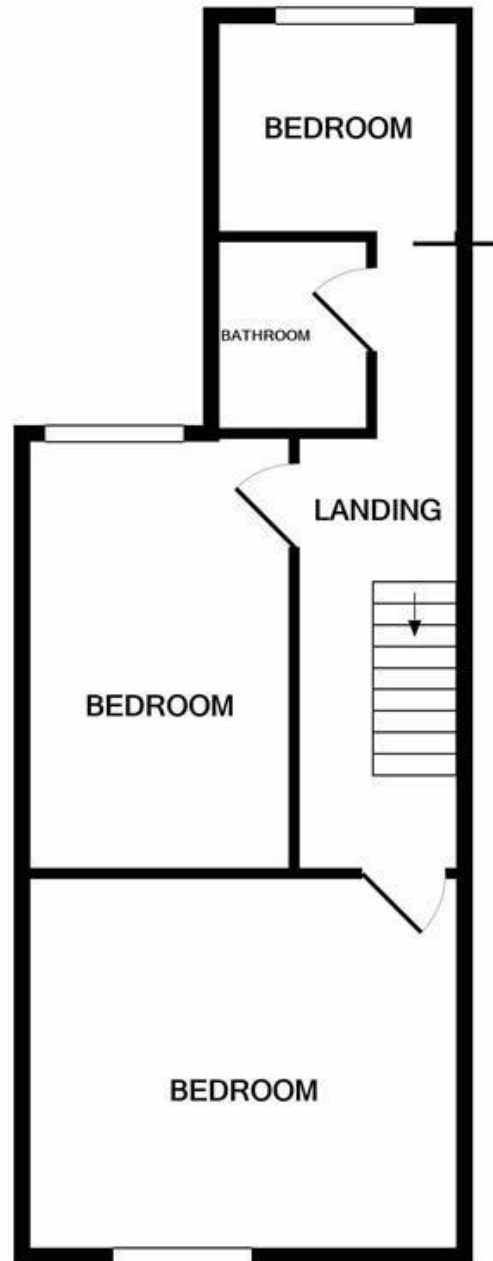
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GARDEN





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

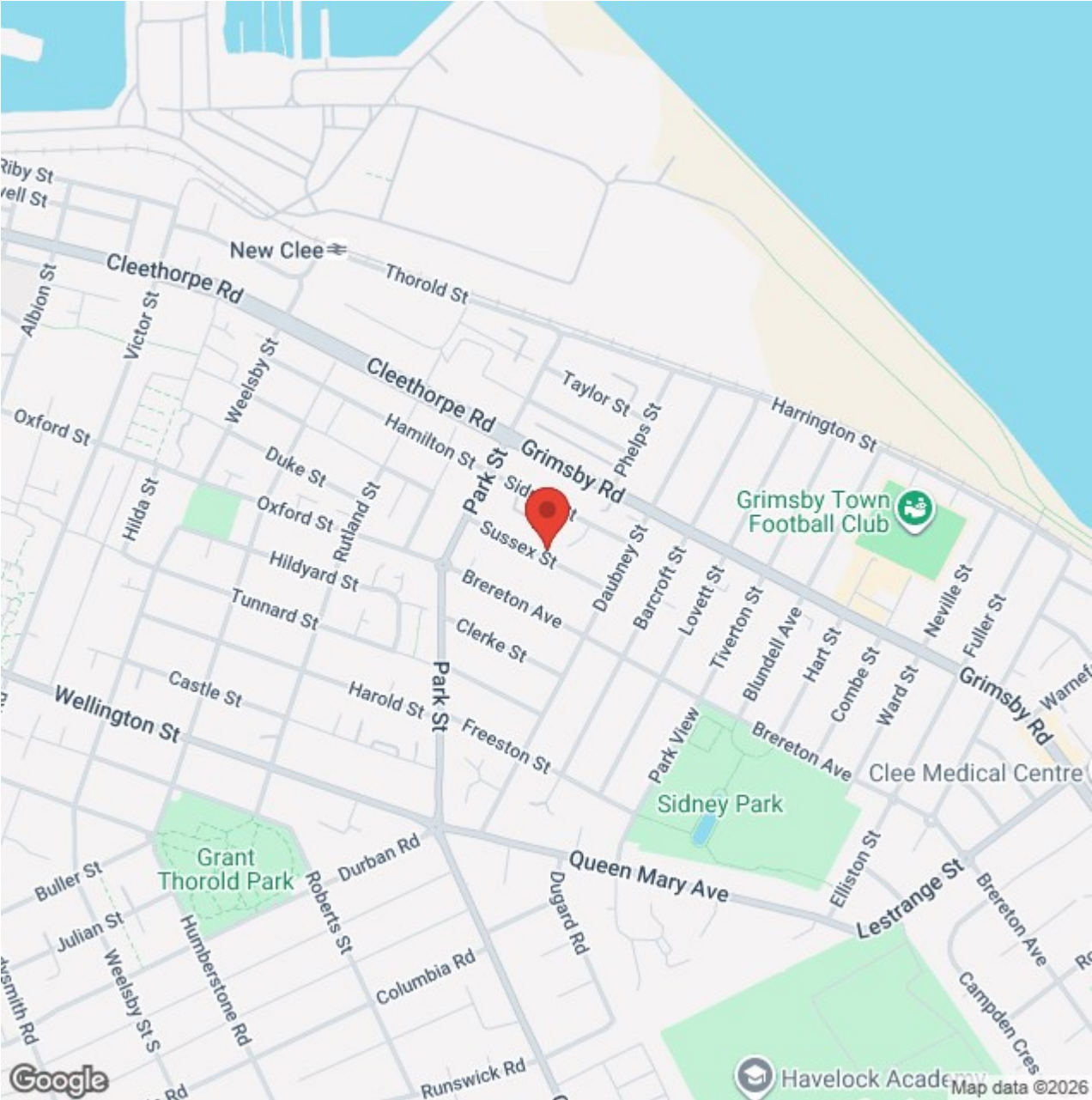
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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 CO2 emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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