

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 31 ALDRICH ROAD, CLEETHORPES

**PURCHASE PRICE £299,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£299,950

#### 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



## 31 ALDRICH ROAD, CLEETHORPES

Nestled in the desirable area of Aldrich Road, Cleethorpes, this charming detached house presents an excellent opportunity for those seeking a spacious family home. Offered for sale with no chain, this property is perfect for buyers looking to move in without delay.

The house boasts three generous reception rooms, providing ample space for both relaxation and entertaining. The inviting lounge and dining room are complemented by a versatile further reception room, which could easily serve as a fifth bedroom or a study, depending on your needs. The well-appointed kitchen is functional and ready for your personal touch, while a convenient downstairs shower room adds to the practicality of the layout.

Upstairs, you will find four well-proportioned bedrooms, ideal for family living, along with a family bathroom that caters to all your needs.

The exterior of the property is equally impressive, featuring gardens to the front, side, and rear, offering plenty of outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. With two drives and two garages, parking will never be an issue, making this home as practical as it is appealing.

While the property is in need of some tender loving care, it presents a fantastic opportunity to create your dream home in a sought-after location. Whether you are a growing family or looking for a project, this detached house on Aldrich Road is not to be missed.

### **ENTRANCE PORCH**

Through u.PVC double glazed French doors into the porch with a hardwood and glazed door into the hall.

### **HALL**

With a central heating radiator, an under stairs cupboard, a u.PVC double glazed door into the back garden, stairs to the first floor accommodation, two lights and coving to the ceiling.

### **LOUNGE**

17'6" x 13'9" (5.18m '1.83m x 4.19m)

The lounge is to the front of the property with a u.PVC double glazed window to the front and side, a wooden fire surround with a marble effect back and hearth and a coal effect gas fire. A central heating radiator, a borrowed light window, a light and coving to the ceiling.





## 31 ALDRICH ROAD, CLEETHORPES

### LOUNGE



### DINING ROOM

15'10 x 10'6 (4.83m x 3.20m)

The dining room is to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



**DINING ROOM**



**KITCHEN**

10'0" x 11'10" (3.07 x 3.62)

The kitchen with a range of cream wall and base units, contrasting work surfaces, tiled splash backs and a beige sink unit with a chrome mixer tap. There is plumbing for a washing machine, space for a fridge/freezer and a cooker. Two u.PVC double glazed windows, the central heating boiler is housed within a cupboard, a central heating radiator, vinyl to the floor and a light to the ceiling.





**KITCHEN**



**SHOWER ROOM**

6'11 x 9'3 (2.11m x 2.82m)

The shower room comprising of a walk-in shower, a pedestal wash hand basin and a toilet. Two u.PVC double glazed windows, part tiled walls, a central heating radiator, vinyl to the floor, a light and coving to the ceiling.



## 31 ALDRICH ROAD, CLEETHORPES

### **RECEPTION ROOM/BEDROOM 5**

12'8 x 10'7 (3.86m x 3.23m)

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



### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u. PVC double glazed window, a built in cupboard, an airing cupboard, a central heating radiator, a light and coving to the ceiling.

### **BEDROOM 1**

17'2 x 10'10 (5.23m x 3.30m)

This double bedroom to the front of the property with two u.PVC double glazed windows, two fitted wardrobes, two central heating radiators, a light and coving to the ceiling. There is a walk-in cupboard with access to the loft.





**BEDROOM 1**



**BEDROOM 2**

12'9 x 10'7 (3.89m x 3.23m)

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



## 31 ALDRICH ROAD, CLEETHORPES

### **BEDROOM 3**

12'8 x 9'6 (3.86m x 2.90m)

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



### **BEDROOM 4**

10'9 x 10'1 (3.28m x 3.07m)

Bedroom 4 is to the front of the property with a u.PVC double glazed window, a central heating radiator, a walk-in cupboard and a light to the ceiling.





## 31 ALDRICH ROAD, CLEETHORPES

### **BATHROOM**

9'11 max x 8'1 decreasing to 5'7 (3.02m max x 2.46m decreasing to 1.70m)

The bathroom comprising of a white suite with a panelled bath, a chrome mixer tap, a Triton Electric shower, a vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



### **INTEGRAL GARAGE**

The integral garage with an up and over, there is light and power within. The gas and electric meters are located in here.

### **DETACHED GARAGE**

The detached garage with an up and over door, a courtesy door at the rear, there is light and power within.





## 31 ALDRICH ROAD, CLEETHORPES

### OUTSIDE

The front and side garden has a walled boundary, there is concrete drive and a concrete pathway around the property and it is mainly laid to lawn with established borders. There is a second concrete drive at the side of the property leading to the detached garage. Through the wooden gate into the back garden with a walled and fenced boundary and is laid to concrete for ease of maintenance.



### OUTSIDE



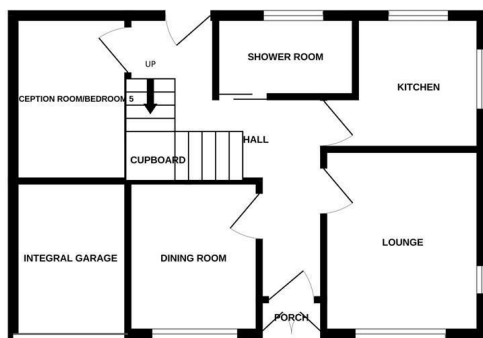


## 31 ALDRICH ROAD, CLEETHORPES

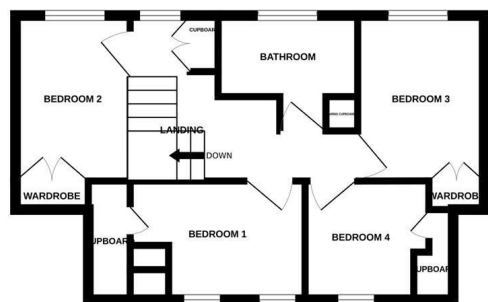
### OUTSIDE



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




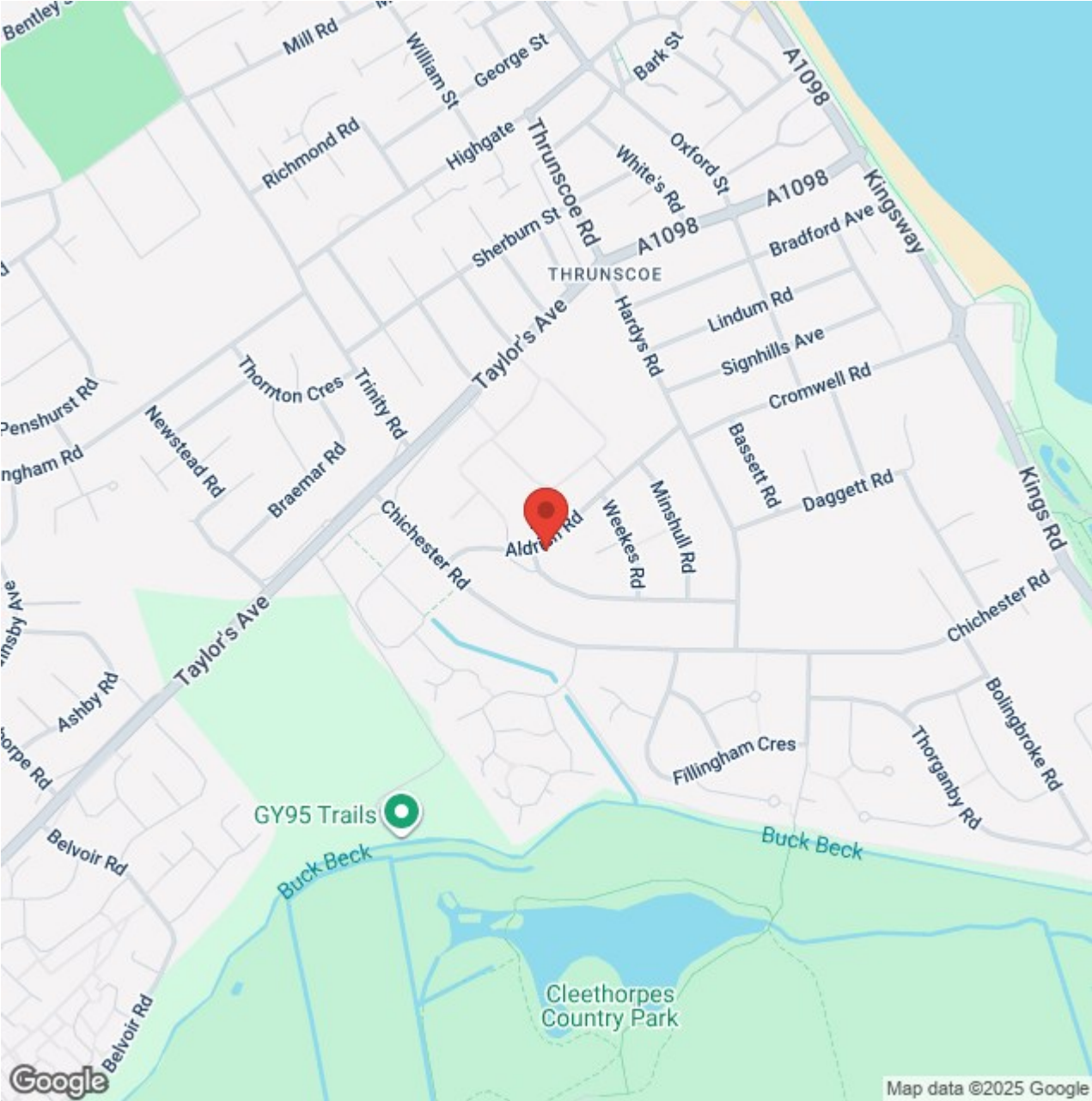
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 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:-

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### **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.**

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