BETTLES, MILES & HOLLAND
Estate Agents - Valuers

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PROPERTY FOR SALE
139 BENTLEY STREET, CLEETHORPES

PURCHASE PRICE £79,950 - FREEHOLD

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£79,950
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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139 BENTLEY STREET, CLEETHORPES

Nestled on Bentley Street in the charming coastal town of Cleethorpes, this end terrace house presents an excellent investment opportunity, as it is being sold with tenants already in situ who have resided in the property since 2015. The home is conveniently located within walking distance of the picturesque sea front and a variety of local amenities, making it an attractive choice for both investors and those seeking a delightful seaside lifestyle.

Upon entering, you are welcomed by a porch that leads into the hall. The ground floor features two inviting reception rooms, including a lounge and a sitting room, providing ample space for relaxation and entertaining. The kitchen is well-appointed, offering functionality for everyday living.

The first floor comprises two comfortable bedrooms, perfect for restful nights, along with a bathroom that caters to all your needs. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, you will find a good-sized rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, a front garden adds to the property's curb appeal. This home is a sound investment, situated in a vibrant community with the beauty of the coast just a stone's throw away.

ENTRANCE PORCH
Through a u.PVC double glazed door into the porch with part tiled walls and door to hall.

HALL
Through a hardwood and glazed door into the hall with a central heating radiator, an under stairs cupboard and a light to the ceiling.

LOUNGE
14'5 into bay x 9'4 (4.39m into bay x 2.84m)
The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a black painted fire surround with a tiled back and marble effect hearth. A central heating radiator, a light and coving to the ceiling.

SITTING ROOM
10'6 x 12'9 (3.20m x 3.89m)
With a u.PVC double glazed window, a central heating radiator, door to the stairs, a light and coving to the ceiing.

KITCHEN
13'6 x 6'6 (4.11m x 1.98m)
With a range of grey painted wall and base units, contrasting work surfaces, tiled splash backs, a cream sink unit with a chrome mixer tap. A u.PVC double glazed window and door, space for a cooker, plumbing for a washing machine, a central heating radiator, a light and coving to the ceiling.

139 BENTLEY STREET, CLEETHORPES

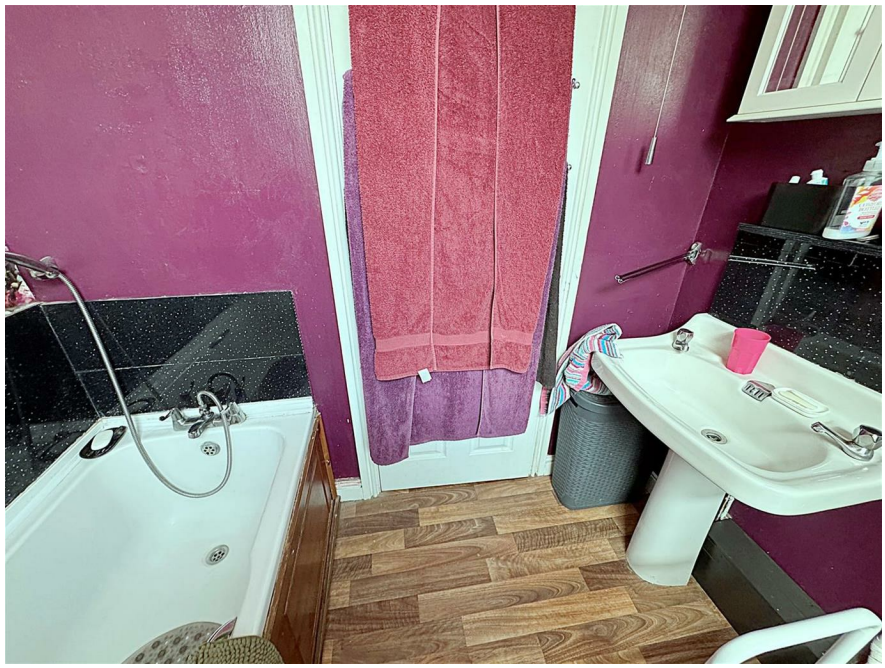
LANDING
Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light and loft access to the ceiling.

BEDROOM 1
12'9 x 11'6 (3.89m x 3.51m)
This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

BEDROOM 2
10'6 x 9'8 (3.20m x 2.95m)
Another double bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

STORE AREA
6'7 x 7'4 (2.01m x 2.24m)

BATHROOM
6'8 x 5'2 (2.03m x 1.57m)
With a panelled bath with a chrome mixer shower tap, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator and a light to the ceiling.

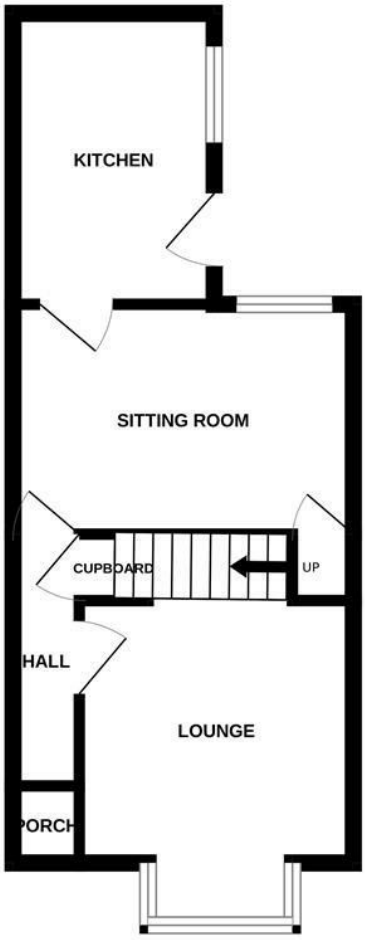


OUTSIDE
The front garden has a walled boundary with a wrought iron gate and is laid to concrete for ease of maintenance.
The rear garden has a walled and fenced boundary and is in two sections the first section is laid to concrete and artificial grass then through a wooden gate to the second section which is laid to pavers and lawned,

139 BENTLEY STREET, 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

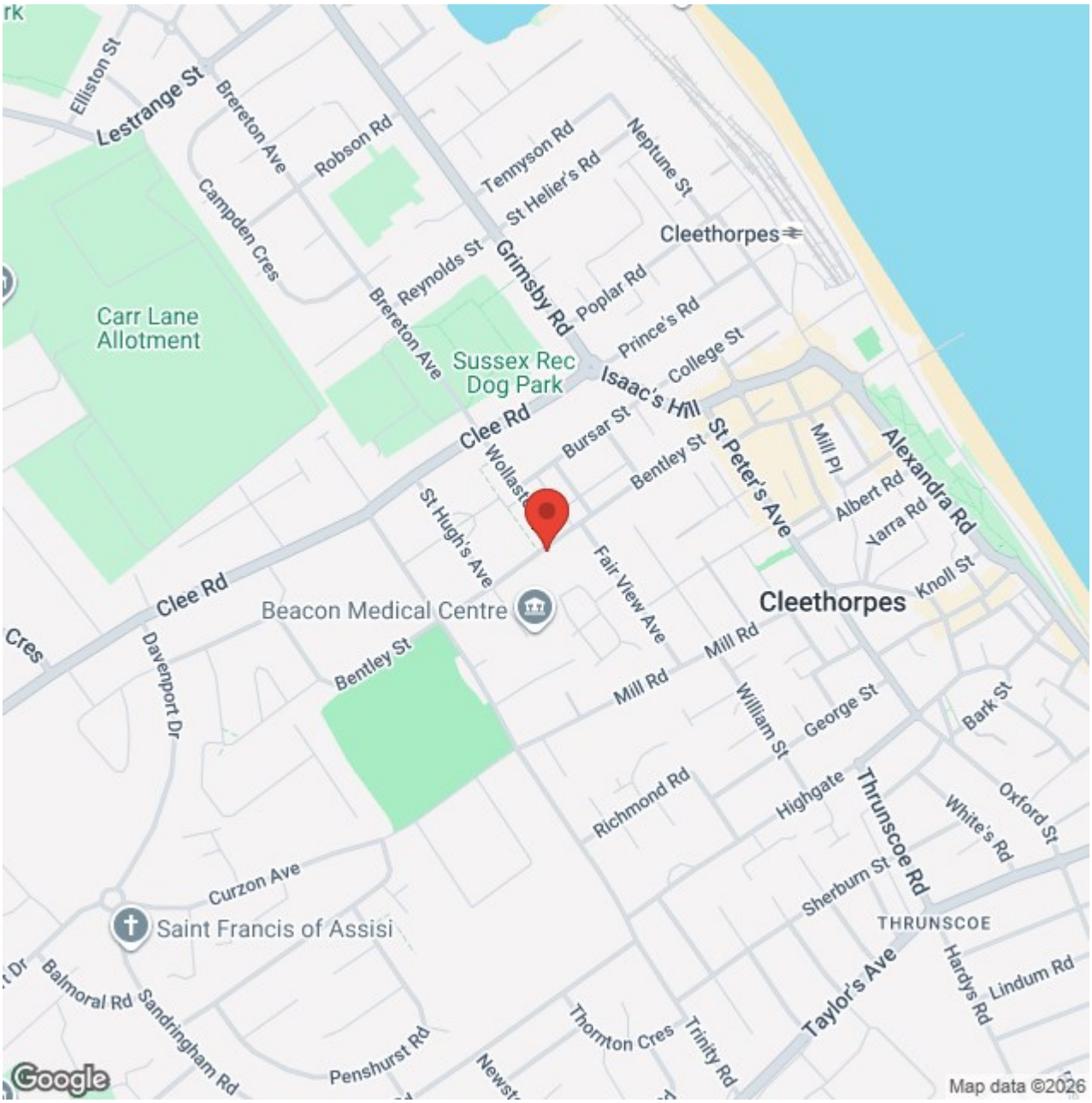
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) 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.

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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