

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE 8 NICHOLSON STREET, CLEETHORPES

PURCHASE PRICE £108,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£108,950

TENURE

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



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8 NICHOLSON STREET, CLEETHORPES

Nestled in the charming area of Nicholson Street, Cleethorpes, this delightful mid-terrace house presents an ideal opportunity for first-time buyers seeking a home close to the beach and local amenities. The property boasts a welcoming entrance porch that leads into two spacious reception rooms, perfect for both relaxation and entertaining guests.

The newly fitted kitchen is a standout feature, offering a modern space for culinary adventures, while the conveniently located downstairs bathroom adds to the practicality of the home. Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and personalisation.

This property is equipped with double glazing and gas central heating, ensuring comfort throughout the seasons. The front and rear gardens offer a lovely outdoor space for enjoying the fresh air or tending to your plants.

Turnkey ready, this charming home is not only a great investment but also a wonderful place to create lasting memories. With its prime location and appealing features, this property is sure to attract interest. Don't miss the chance to make it your own!

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with a hardwood door to the lounge.

LOUNGE

11'2 x 12'11 (3.40m x 3.94m)

With a u.PVC double glazed walk-in bay window to the front, a central heating radiator, a painted fire surround with a marble effect back and hearth and an electric log burner. There is a light to the ceiling.



INNER HALL

With stairs to the first floor accommodation.

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DINING ROOM

11'2 x 11'2 (3.40m x 3.40m)

With a u.PVC double glazed window to the rear, a wooden fire surround with a marble effect back and hearth and a gas fire. A central heating radiator and a light to the ceiling.



KITCHEN

6'9 x 14'2 (2.06m x 4.32m)

The newly fitted kitchen with a range of light grey/silver base units, contrasting work surfaces and tiled reveals. A black sink unit with a chrome mixer tap, space for a cooker, plumbing for a washing machine and space for a fridge/freezer. A wall mounted central heating boiler, a u.PVC double glazed window and door, vinyl to the floor and a light to the ceiling.



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KITCHEN



BATHROOM

6'7 x 5'1 (2.01m x 1.55m)

The bathroom with a white suite comprising of a panelled bath with a chrome mixer shower tap, a pedestal wash hand basin and a toilet all with chrome fittings. A u.PVC double glazed window, a central heating radiator, a wall mounted hot water boiler, fully tiled walls, vinyl to the floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to the bedrooms lead off and there is a light and loft access to the ceiling.

BEDROOM 1

11'2 x 11'2 (3.40m x 3.40m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator, and a light to the ceiling. There is an alcove with a hanging rail and shelf above.



BEDROOM 2

11'2 x 11'2 (3.40m x 3.40m)

Another double bedroom to the back of the property with a u.PVC double glazed window, 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 concreted for ease of maintenance.

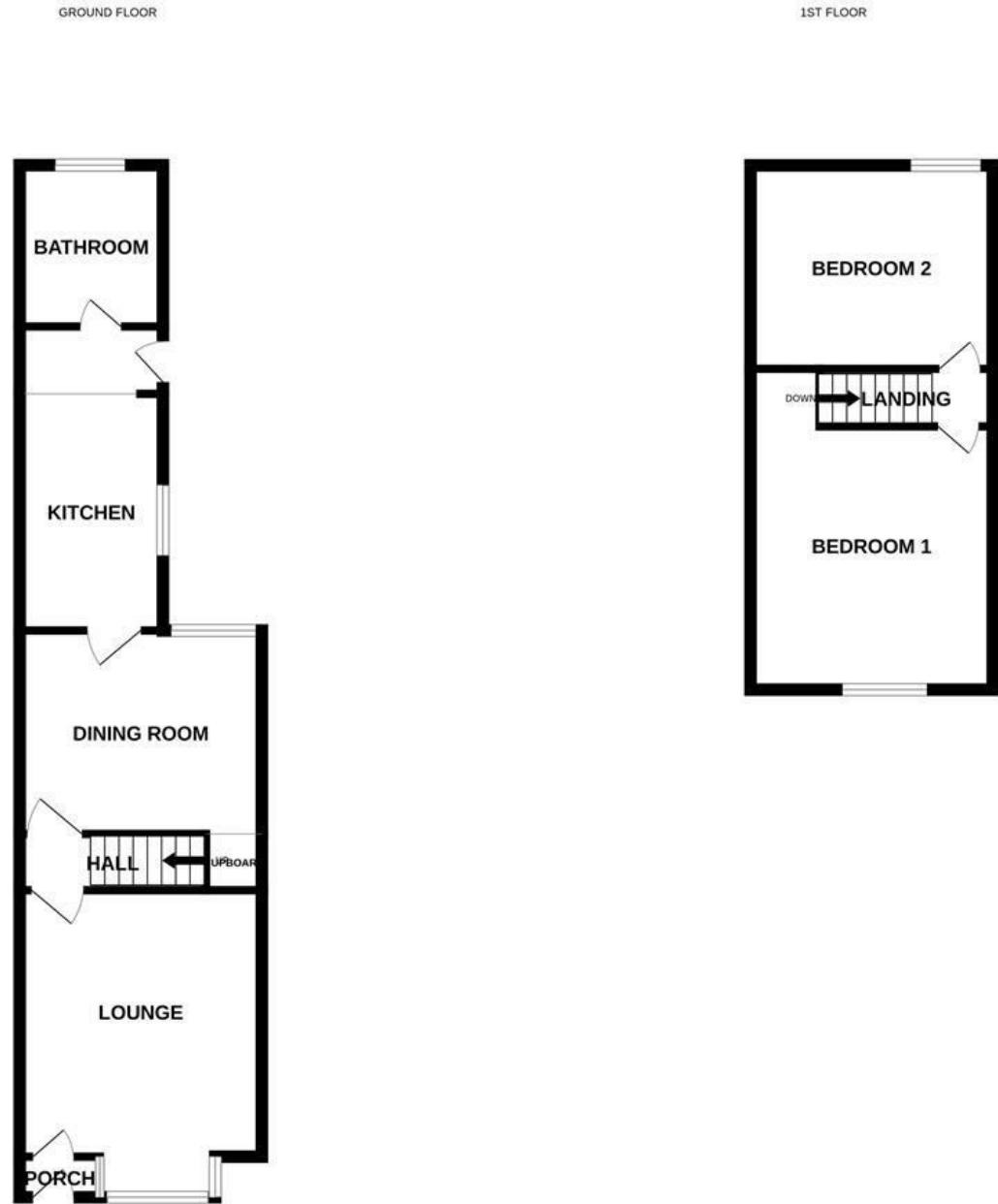
The rear garden features a charming walled boundary, a wrought iron gate, a prepared area ready for lawn or planting, a patio area, a practical concrete path, and a useful timber shed.



8 NICHOLSON STREET, CLEETHORPES

OUTSIDE





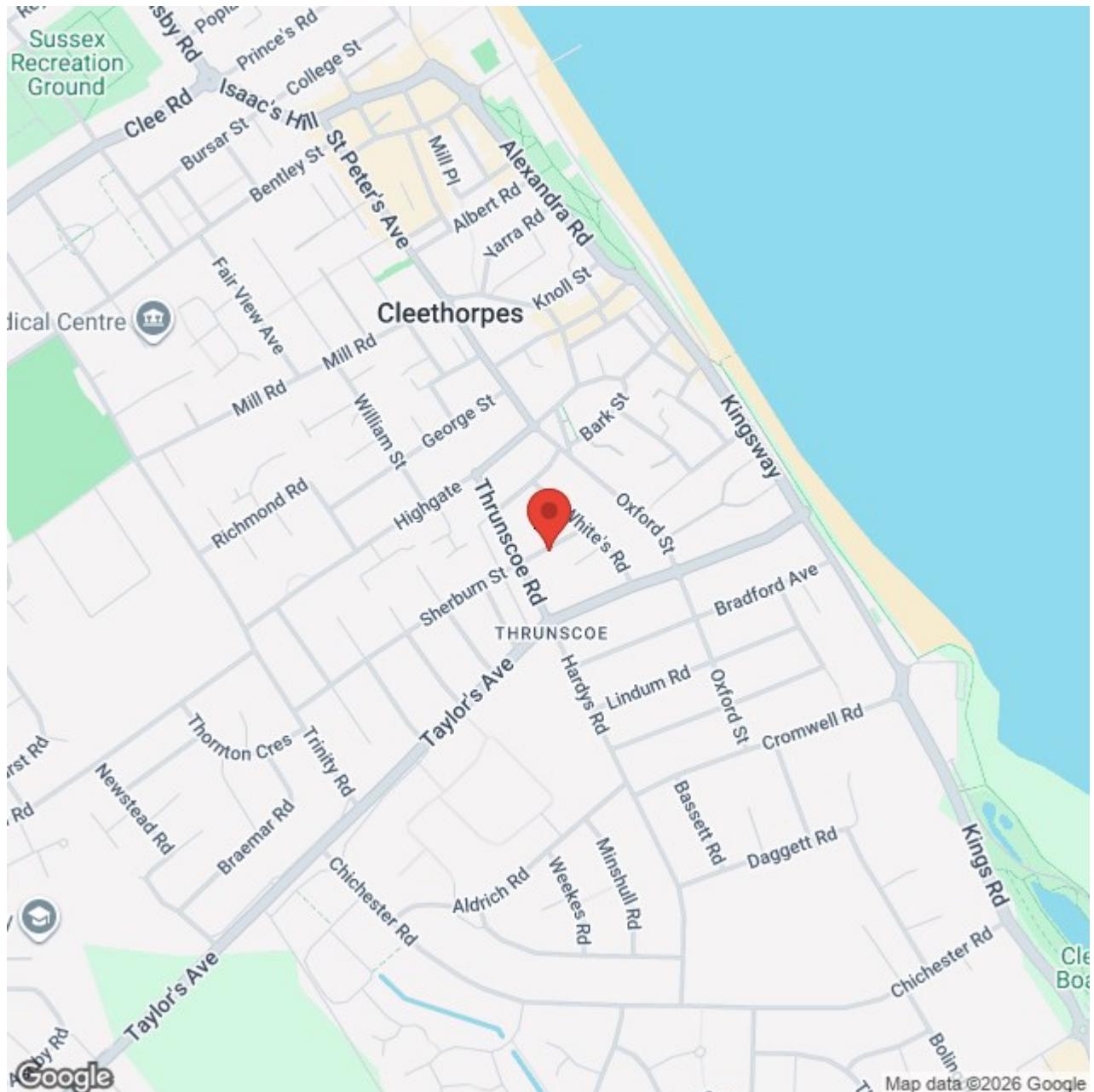
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	61	
(39-54) E		
(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 CO ₂ 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 CO ₂ 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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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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