

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

71 FAIRVIEW AVENUE, CLEETHORPES

PURCHASE PRICE £99,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£99,950

TENURE

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



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



71 FAIRVIEW AVENUE, CLEETHORPES

Nestled in the charming area of Fairview Avenue, Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for those seeking a coastal lifestyle. With the seafront just a short stroll away, this property is perfectly positioned for enjoying the beautiful beaches and vibrant local amenities.

This chain-free home has a well-appointed kitchen is complemented by a convenient utility room, making daily living both practical and enjoyable. The downstairs bathroom adds to the functionality of the home, ensuring ease of access for residents and guests alike.

On the first floor, you will find two generously sized double bedrooms, ideal for restful nights and personal retreats. The property benefits from gas central heating and uPVC double glazing, ensuring warmth and comfort throughout the year.

Outside, the front and rear gardens offer a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. This property is an ideal choice for first-time buyers, small families, or investors looking to capitalise on the desirable Cleethorpes location.

In summary, this terraced house on Fairview Avenue is a wonderful opportunity to embrace a seaside lifestyle, combining comfort, convenience, and charm in one appealing package. Don't miss your chance to make this lovely property your new home.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch, with a meter cupboard and door to the lounge.

LOUNGE

14'0 x 12'3 (4.27m x 3.73m)

The lounge is to the front of the property with a u.PVC double glazed window, an open fireplace with a wooden mantle, a central heating radiator, an under stairs cupboard, a light and coving to the ceiling.



LOUNGE



INNER HALL

Doors to the lounge and kitchen, stairs to the first floor accommodation and laminate to the floor.

KITCHEN

12'3 x 10'0 (3.73m x 3.05m)

The kitchen is nicely fitted to the base and wall and tiled reveals over post form roll edge work tops. An inset double bowl sink unit, an integrated gas hob and oven with the air exchanger above. Space for a fridge and freezer, a central heating radiator, a laminate floor and room for table and chairs.



KITCHEN



UTILITY ROOM

7'1 x 7'0 (2.16m x 2.13m)

Just off the kitchen is the utility area with a glass roof. It is a type of Lean-to with a tiled floor, plumbing for both washing machine and dishwasher and space for a tumble dryer. There is a door and window to the back garden.



71 FAIRVIEW AVENUE, CLEETHORPES

BATHROOM

6'10 x 4'6 (2.08m x 1.37m)

The bathroom leads just off the kitchen, there is a white suite here of paneled bath, pedestal wash hand basin and W.C., the room is largely tiled. There is a central heating radiator, a laminate floor and a u.PVC double glazed obscure window.



LANDING

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

BEDROOM ONE

14'0 x 12'3 (4.27m x 3.73m)

This bedroom is to the front of the property with a u.PVC double glazed window, revealed brick work to one wall and the chimney breast. A central heating radiator, a painted fire surround, a cupboard over the stairs, a laminate floor and a light to the ceiling.



BEDROOM ONE



BEDROOM TWO

12'3 x 10'0 (3.73m x 3.05m)

Another double bedroom to the rear of the property with a u.PVC double glaze window, a central heating radiator, a built in cupboard, a cupboard housing the central heating boiler and a light to the ceiling.



71 FAIRVIEW AVENUE, CLEETHORPES

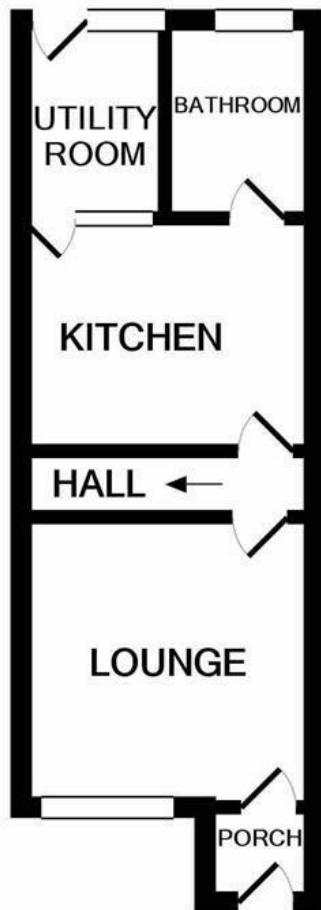
OUTSIDE

The front garden is gated, walled and shingled. The back garden is attractive, it is largely fenced, there is a garden gate, it is mostly put to lawn.

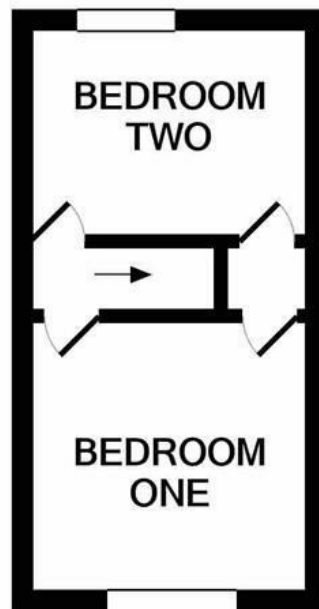


OUTSIDE






GROUND FLOOR




1ST FLOOR

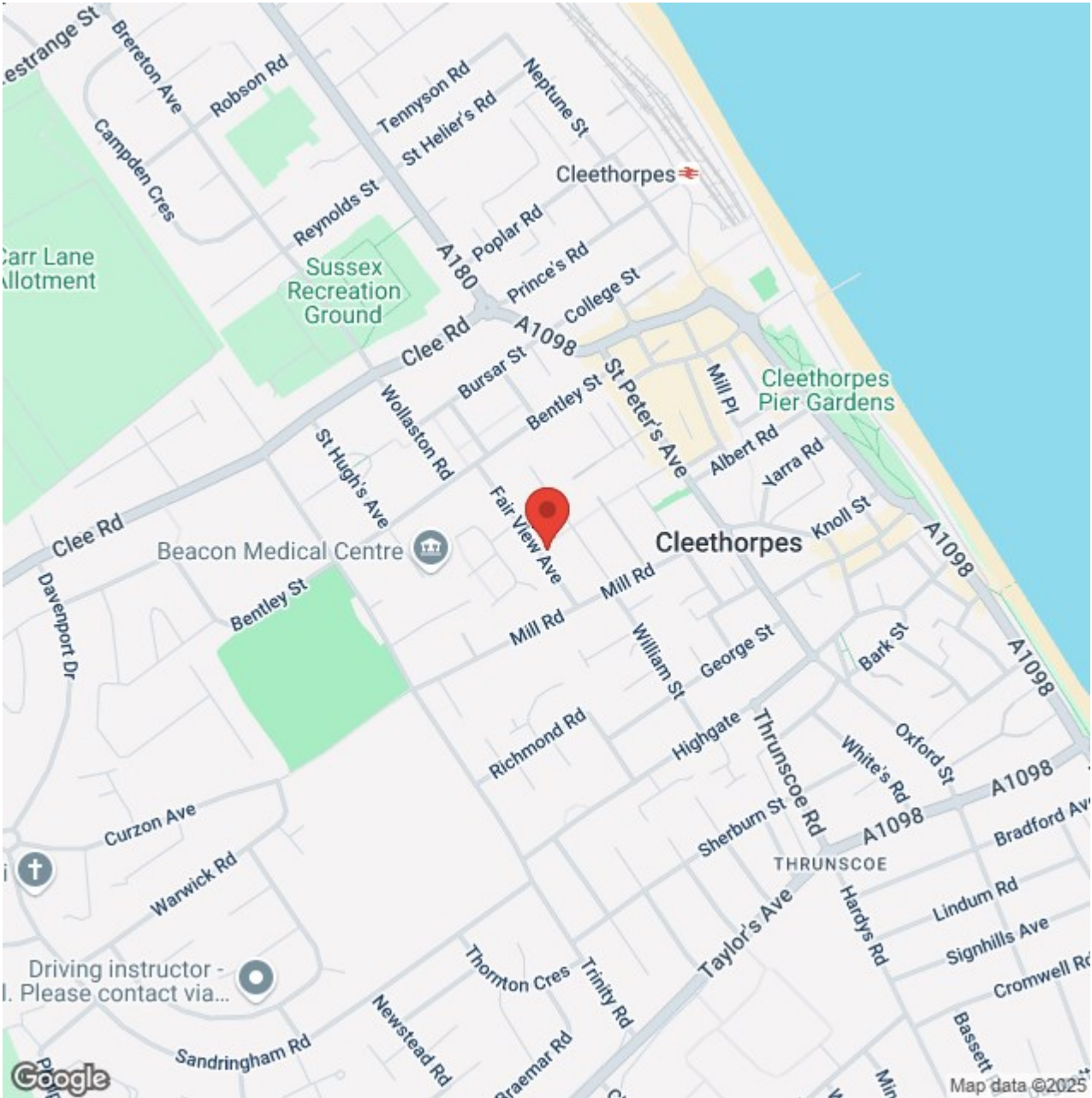
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2020

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 (CO₂) 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:-

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