

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

144 PENSHURST ROAD, CLEETHORPES

PURCHASE PRICE £152,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£152,000

TENURE

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



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144 PENSHURST ROAD, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with NO CHAIN this mid terrace property located close to Cleethorpes sea front and all that it has to offer. It is close to the local amenities and well regarded schools in the area. The property comprises of an entrance hall, a spacious lounge with a walk-in bay window, a kitchen/diner and a conservatory. To the first floor there are two double bedrooms, a single bedroom and a family bathroom. The property benefits from a well maintained rear garden, parking to the front, u.PVC double glazing and gas central heating.

ENTRANCE HALL

Through a u.PVC double glazed door with a side panel into the hall with stairs to the first floor accommodation, a central heating radiator, a cupboard housing the electric meter and fuse box. A central heating radiator and a light and coving to the ceiling.



144 PENSHURST ROAD, CLEETHORPES

LOUNGE

22'2 x 9'1 (6.76m x 2.77m)

The lounge with a u.PVC double glazed walk-in bay window to the front, a brick fire place, a central heating radiator, a light, coving and ceiling rose to the ceiling.



144 PENSURST ROAD, CLEETHORPES

KITCHEN/DINER

17'1 x 13'5 (5.21m x 4.09m)

The L-shaped kitchen/diner with a range of base and wall units with contrasting work surfaces and tiled reveals. A stainless steel sink unit with a chrome mixer tap, plumbing for a washing machine and space for a cooker. U.PVC double glazed windows to the side and rear and a u.PVC double glazed door to the side, tiled effect laminate flooring, a central heating radiator and lights to the ceiling. Space for a dining table and chairs.



144 PENSURST ROAD, CLEETHORPES

CONSERVATORY

12'2 x 10'6 (3.71m x 3.20m)

The conservatory with a brick base and u.PVC construction with French doors opening onto the garden. A central heating radiator and a light to the ceiling. The conservatory has had a new flat roof installed around 3 years ago.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a light and coving to the ceiling.

BATHROOM

The bathroom to the front of the property with a white suite comprising of a paneled bath with a chrome mixer tap and an electric shower over. A pedestal wash hand basin with chrome taps and a WC with a chrome flush

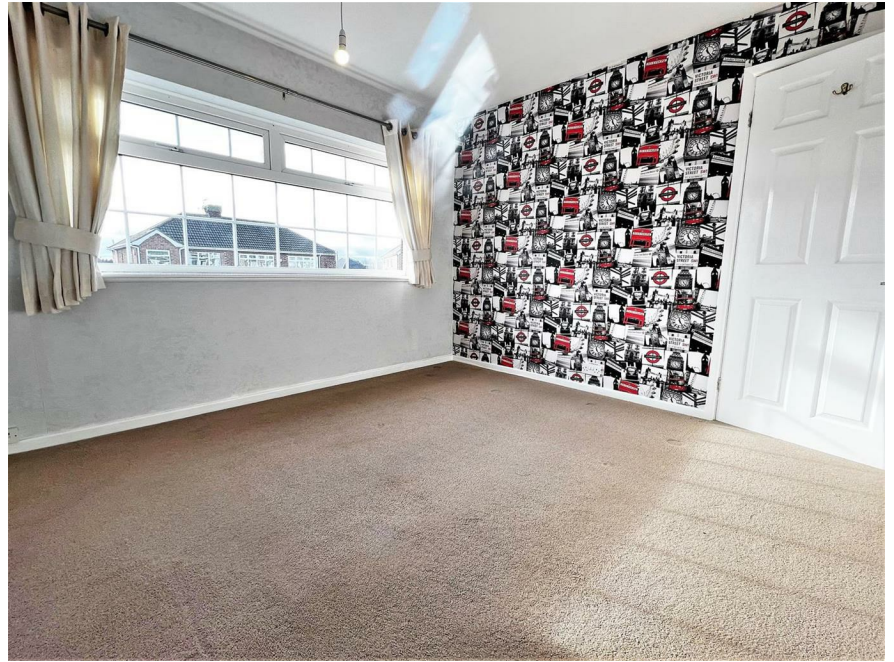


144 PENSURST ROAD, CLEETHORPES

BEDROOM 1

10'2 x 10'0 (3.10m x 3.05m)

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

10'0 x 9'0 (3.05m x 2.74m)

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



144 PENSHURST ROAD, CLEETHORPES

BEDROOM 3

9'7 x 6'1 (2.92m x 1.85m)

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



OUTSIDE

The front garden has a walled boundary with wrought iron double gates and mainly laid to concrete and decorative stones with established plants and bushes for ease of maintenance and parking.

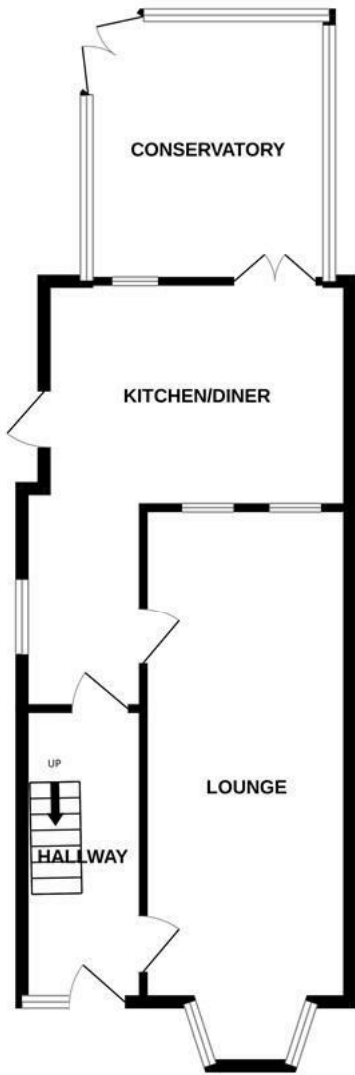
The rear garden has walled and fenced boundary with a wooden gate for access. The garden is mainly laid to lawn with a decorative stone area with plants and shrubs. There is a private patio area at the bottom of the garden and a timber shed.



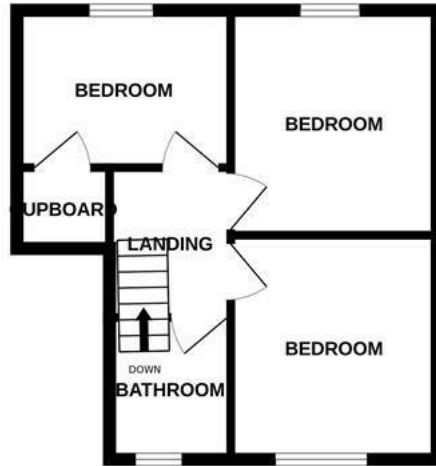
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GROUND FLOOR




1ST FLOOR




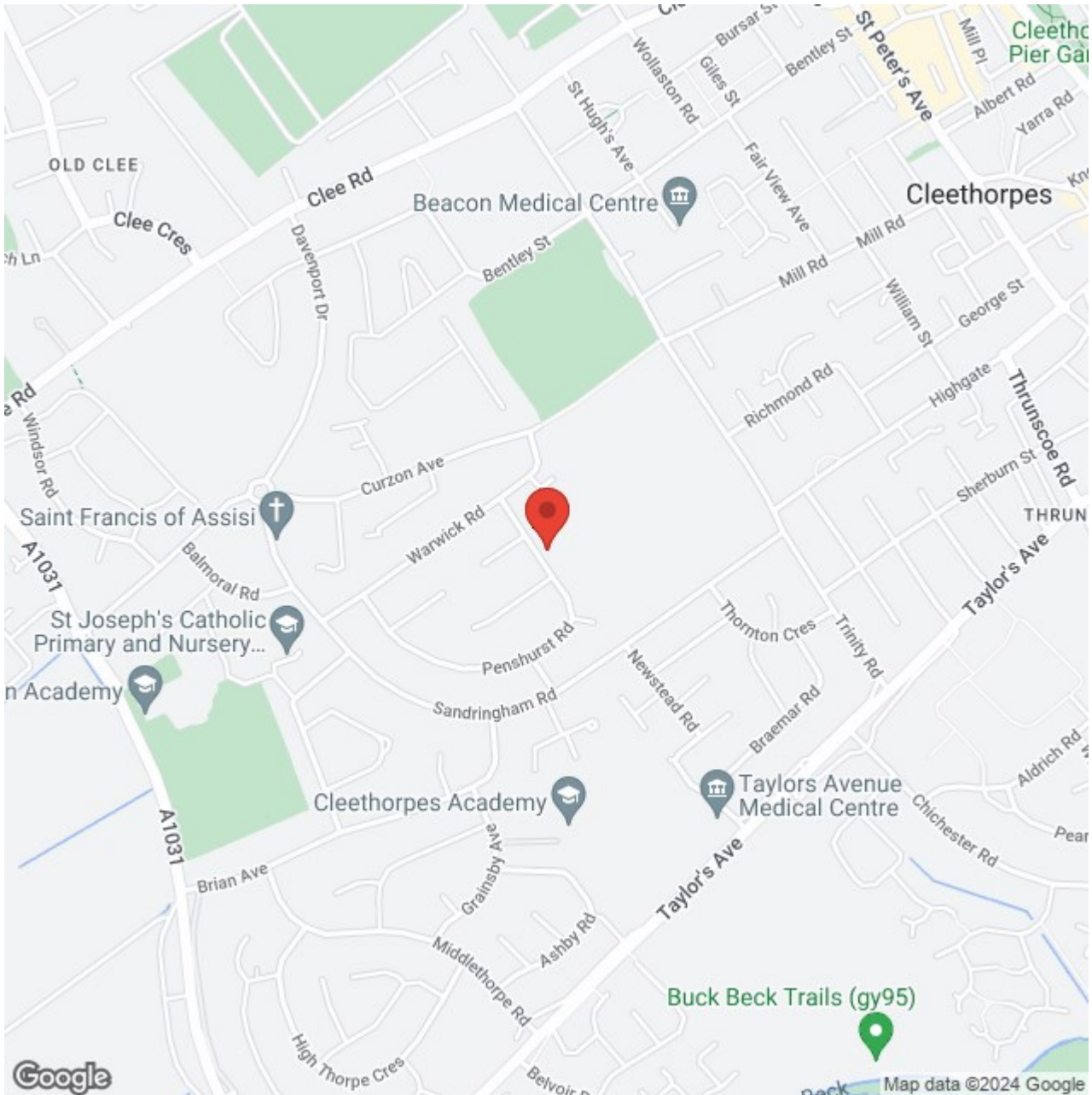
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		86
(69-80) C	70	
(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 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:-

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 for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 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