

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

89 OXFORD STREET, CLEETHORPES

PURCHASE PRICE £219,500 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£219,500

TENURE

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



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89 OXFORD STREET, CLEETHORPES

****VIEWING IS A MUST ON THIS BEAUTIFUL TRADITIONAL PROPERTY****

Bettles, Miles and Holland are delighted to offer for sale with NO CHAIN this beautifully presented traditional terrace property in the heart of Cleethorpes within walking distance of the sea front and St Peter's Avenue. It is also close to the local amenities and well-regarded schools in the area. The property comprises of a lounge with a walk-in sash bay window and a log burner, a dining room with sliding patio doors into the garden, a light and bright fitted kitchen/breakfast room, a further sitting room/bedroom four with a shower room off. To the first floor there is the master bedroom again with a walk-in sash bay window and fitted wardrobes, bedroom two with an en-suite and bedroom three at the rear of the property with a built in cupboard and a family bathroom. The property benefits from well maintained front and rear gardens, gas central heating and is mostly u.PVC double glazed. This lovely property must be viewed to appreciate all on offer.

FRONT



ENTRANCE PORCH

Through the u.PVC double glazed front door into the porch with a tiled floor and part tiled walls and a light to the ceiling.



HALL

Through a hard wood door into the hall with a tiled floor, stairs to the first floor accommodation, a central heating radiator with a cover. A built in cupboard and an under stairs cupboard, a picture rail and there is coving and a light to the ceiling.

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LOUNGE

14'7 x 11'11 (4.45m x 3.63m)

The lounge with a walk-in sash bay window, a feature fire surround with a tiled back and hearth and a wood burning stove. There is oak effect laminate to the floor, a central heating radiator, a picture rail and coving, a ceiling rose and a light to the ceiling.



LOUNGE



DINING ROOM

12'5 x 11'11 (3.78m x 3.63m)

With an aluminium patio door, a wooden fire surround with a tiled hearth and a coal effect electric fire, a central heating radiator and oak effect laminate to the floor. There is coving, a ceiling rose and a light to the ceiling.



DINING ROOM



KITCHEN/BREAKFAST ROOM

16'3 x 11'3 (4.95m x 3.43m)

The kitchen/breakfast room with a range of white painted wall and base units with contrasting work surfaces and tiled reveals. A stainless steel sink unit with a chrome mixer tap, plumbing for a washing machine and dish washer, a range master cooker with electric ovens and a gas top and a stainless steel extractor fan. There is space for a fridge/freezer, a u.PVC double glazed window and door, a central heating radiator, a tiled floor and a light to the ceiling.



KITCHEN/BREAKFAST ROOM



SITTING ROOM/BEDROOM 4

15'9 x 11'1 (4.80m x 3.38m)

This room could be a sitting room or bedroom four with u.PVC double glazed French doors into the garden, a central heating radiator, laminate to the floor and a light to the ceiling.



SHOWER ROOM

The shower room with a shower enclosure, a wall mounted sink with chrome taps and a WC. There is a tiled floor and a light to the ceiling.

LANDING

Up the balustrade stairs to the first floor accommodation with a split level landing, a built in cupboard and a central heating radiator. There is two loft access' and a light to the ceiling.

BEDROOM 1

14'11 x 17'9 (4.55m x 5.41m)

This double bedroom to the front of the property with a walk-in sash bay window, a central heating radiator with a fret work cover, fitted wardrobes and there is two lights to the ceiling.



BEDROOM 1



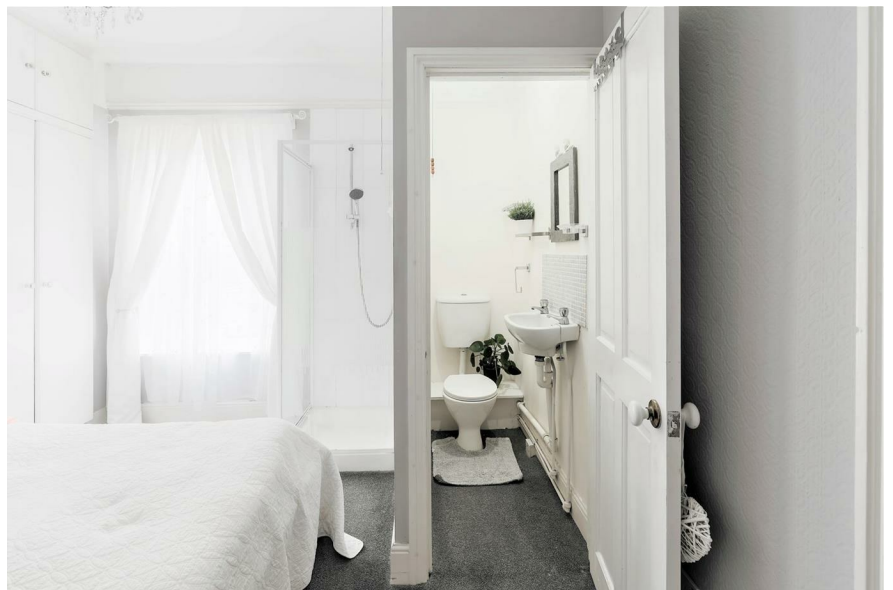
BEDROOM 2

10'8 x 12'5 (3.25m x 3.78m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, built in wardrobes and a shower enclosure with an electric shower. There is a light to the ceiling.



BEDROOM 2



EN-SUITE

The en-suite with a white WC with a central chrome flush, a wall mounted sink with chrome taps, tiled splash backs and a light to the ceiling.

BEDROOM 3

12'1 x 8'11 (3.68m x 2.72m)

This bedroom at the rear of the property with a u.PVC double glazed window, built in cupboard, a central heating radiator and the central heating boiler. A white sink with chrome taps set in a white work surface with a tiled splash back and there is a light to the ceiling.



BATHROOM

6'9 x 6'10 (2.06m x 2.08m)

The bathroom with a white suite comprising of a paneled bath, a pedestal wash hand basin and a WC all with chrome fittings. A u.PVC double glazed obscure window, fully tiled walls, a central heating radiator, vinyl to the floor, two cupboard with mirrored doors either side of the sink and a light to the ceiling.



OUTSIDE

The front garden has a walled boundary with a wrought iron gate and it is block-paved with borders of established plants, bushes and decorative chippings.

The rear garden has a walled boundary and is laid to pavers and decorative stones, there is borders with established plants, trees and shrubs and a water feature. This garden is really peaceful, tranquil and sunny and ideal for al-fresco dining. There is two brick stores each with light and power.



89 OXFORD STREET, CLEETHORPES

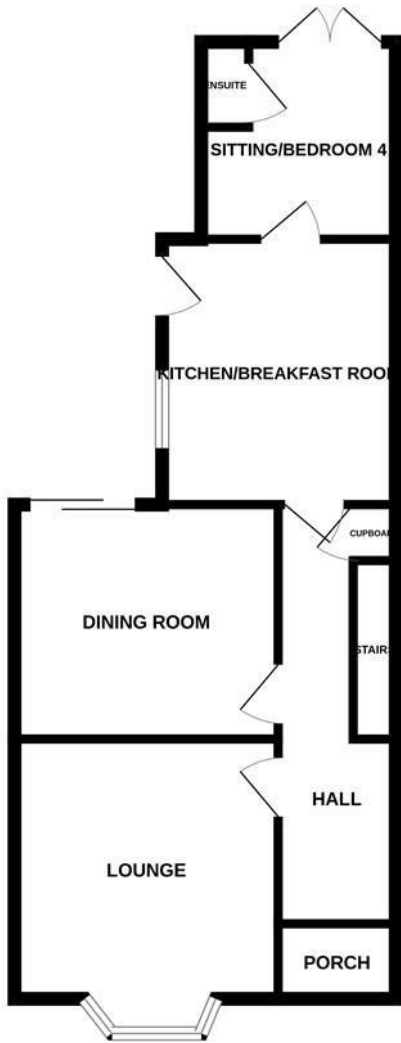
OUTSIDE



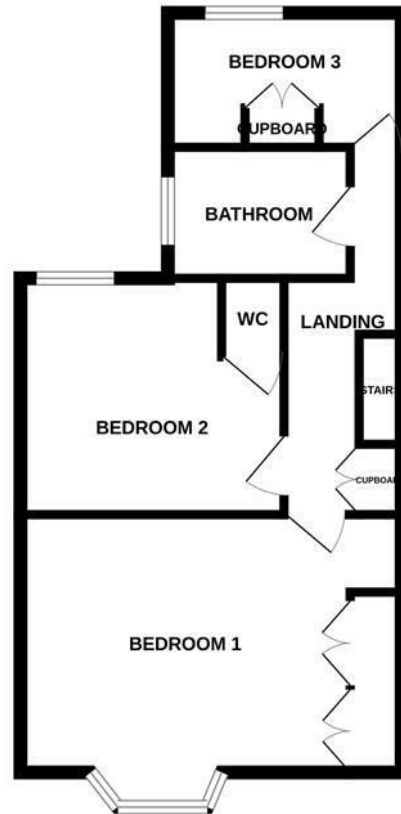
OUTSIDE



GROUND FLOOR




1ST FLOOR




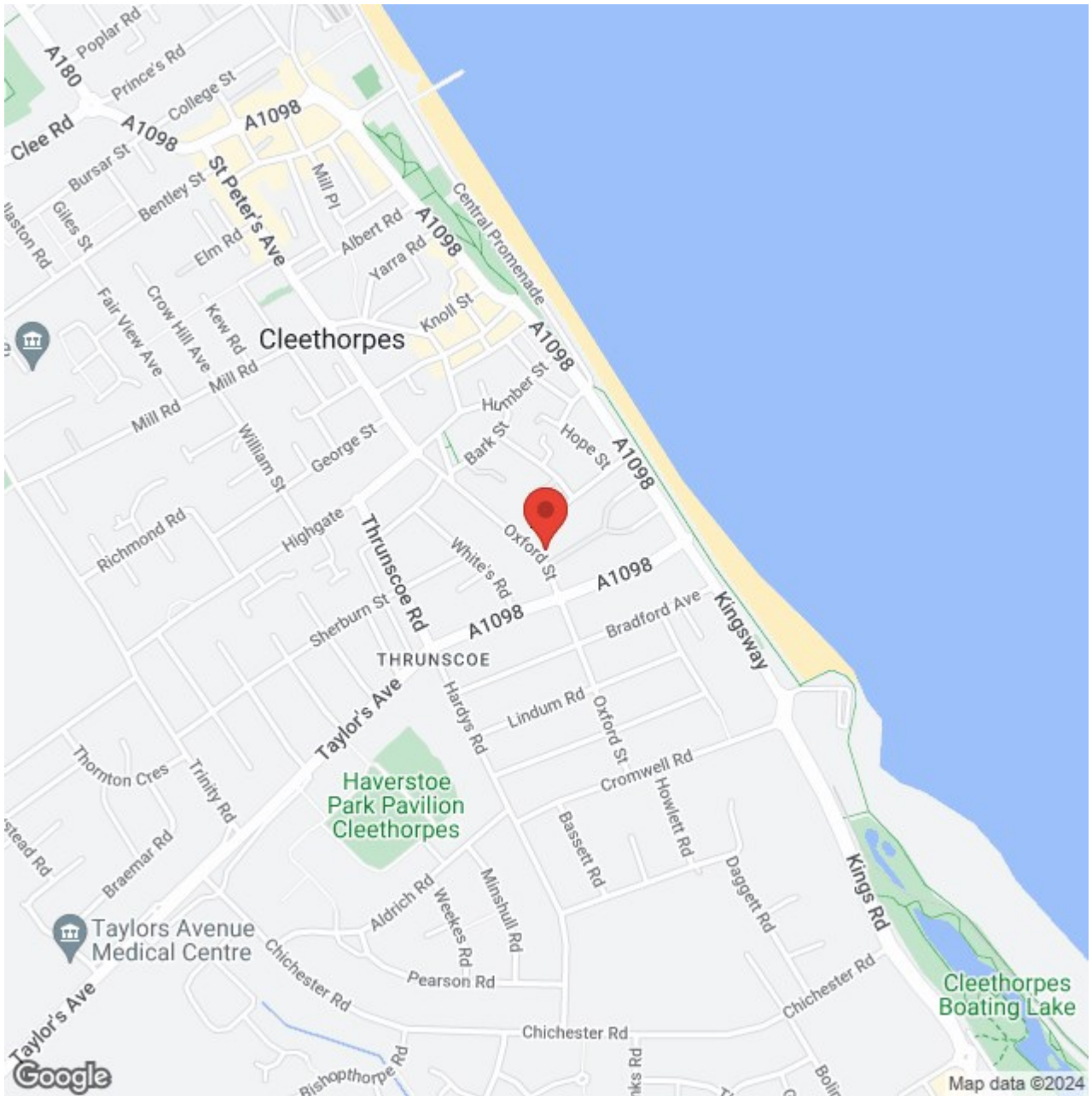
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metroplan 5/2023

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		
	62	83
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

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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.**

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