

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

69 CARR LANE, CLEETHORPES

PURCHASE PRICE £139,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£139,000

TENURE

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



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69 CARR LANE, CLEETHORPES

Bettles, Miles and Holland are pleased to offer for sale with no chain this semi-detached property on Carr Lane. This property would make an ideal first time buy or investment property and is in need of updating. The property comprises of an entrance porch, a hall, a lounge with a walk-in bay window, a dining room, a fitted kitchen and a WC. To the first floor there is two double bedrooms both with fitted wardrobes, a single bedroom and a bathroom. The property has front and rear gardens, off road parking and a garage and benefits from u.PVC double glazing and gas central heating.

ENTRANCE PORCH

Through u.PVC double glazed double doors into the porch with a tiled floor and door to the hall.

HALL

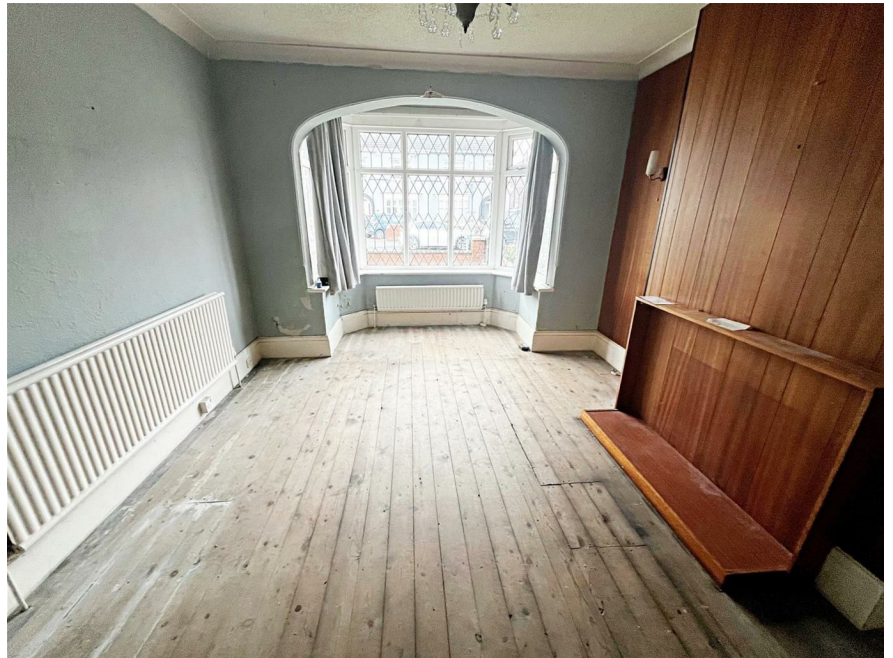
Through a hardwood and decorative glazed door into the hall with stairs to the first floor accommodation, an under stairs cupboard, a central heating radiator, a light and coving to the ceiling.



LOUNGE

15'5 into bay x 11'6 (4.70m into bay x 3.51m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, wall lights, a light and coving to the ceiling.



69 CARR LANE, CLEETHORPES

DINING ROOM

15'4 x 10'6 (4.67m x 3.20m)

The dining room with a hardwood and glazed window to the rear, a tiled fire place, a central heating radiator and laminate to the floor. There is coving, a ceiling rose and a light to the ceiling.



DINING ROOM



69 CARR LANE, CLEETHORPES

KITCHEN

16'6 x 6'11 increasing to 8'10 (5.03m x 2.11m increasing to 2.69m)

With a range of white wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with chrome taps. A u.PVC double glazed door with side panels, a u.PVC double glazed window, a central heating radiator, the central heating boiler is located in the tall larder cupboard, vinyl to the floor and a light to the ceiling.



KITCHEN



WC

5'5 x 3'10 (1.65m x 1.17m)

With a white pedestal wash hand basin with chrome taps and a WC with a chrome flush. A u.PVC double glazed window to the side, a central heating radiator, part tiled walls, vinyl to the floor and a light to the ceiling.

LANDING

With a u.PVC double glazed window, doors to all rooms lead off and a wall light.

69 CARR LANE, CLEETHORPES

BATHROOM

6'6 x 6'11 (1.98m x 2.11m)

The bathroom with a white suite comprising of a bath with chrome taps and an electric shower above, a pedestal wash hand basin with chrome taps and a WC with a chrome flush. A u.PVC double glazed window, a central heating radiator, there is loft access, a light and coving to the ceiling.



BEDROOM 1

12'4 x 9'2 (3.76m x 2.79m)

The double bedroom to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, a light and coving to the ceiling.



BEDROOM 1



BEDROOM 2

11'6 x 9'6 (3.51m x 2.90m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, a light and coving to the ceiling.



BEDROOM 3

7'11 x 6'7 (2.41m x 2.01m)

With a u.PVC double glazed window to the front, a central heating radiator, a light and coving to the ceiling.

69 CARR LANE, CLEETHORPES

OUTSIDE

The front garden has a walled boundary with wrought iron double gates, it is mainly laid to lawn and there is a concrete drive.

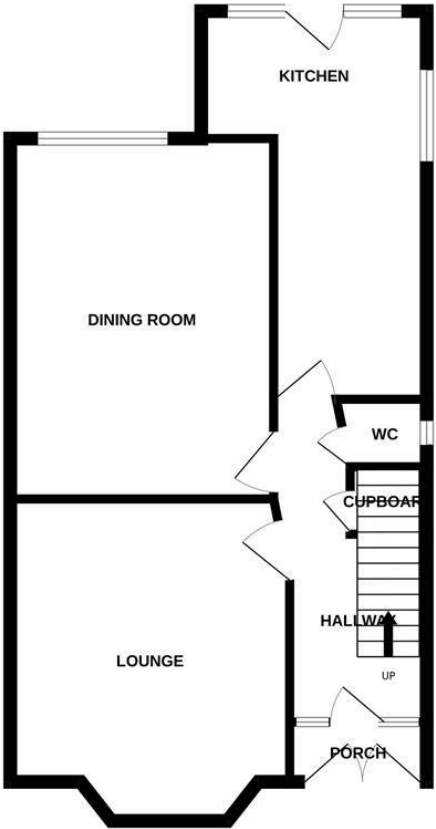
The rear garden has a fenced boundary and is laid to lawn.



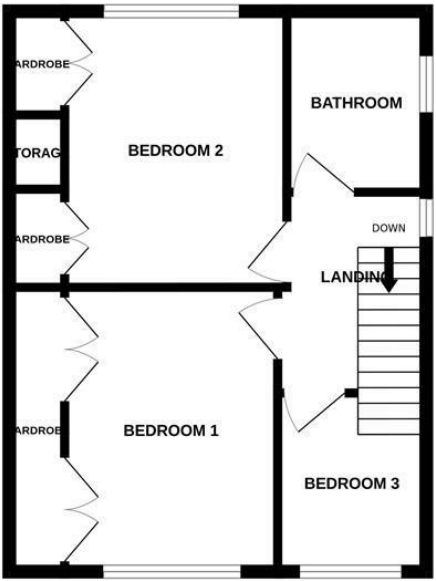
GARAGE

The detached garage with double doors.

GROUND FLOOR

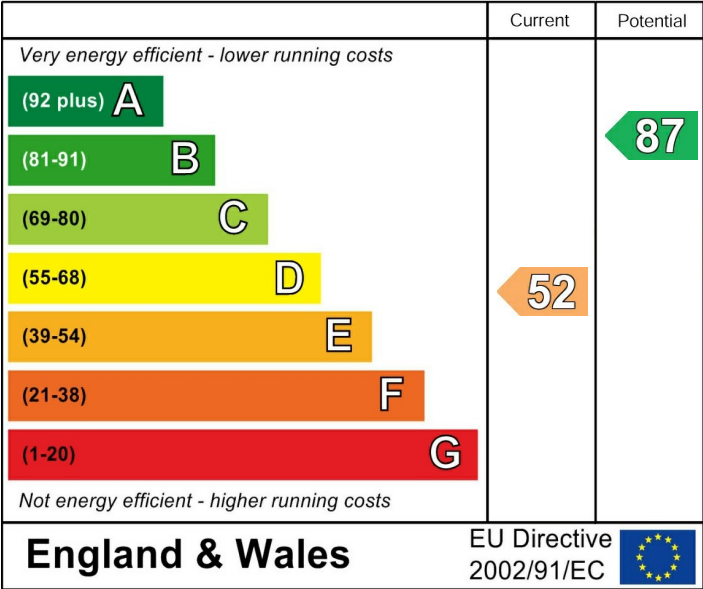


1ST FLOOR

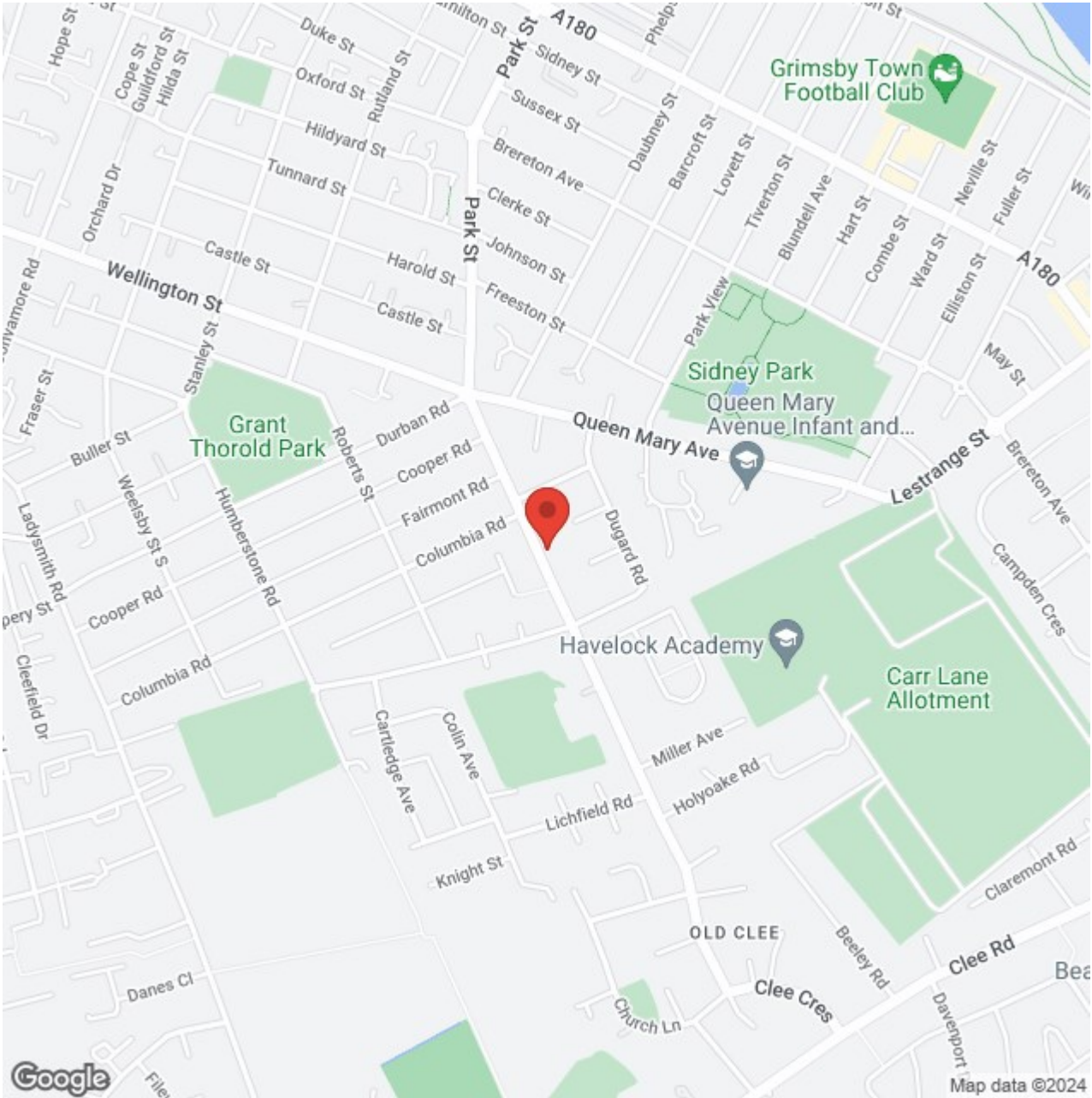
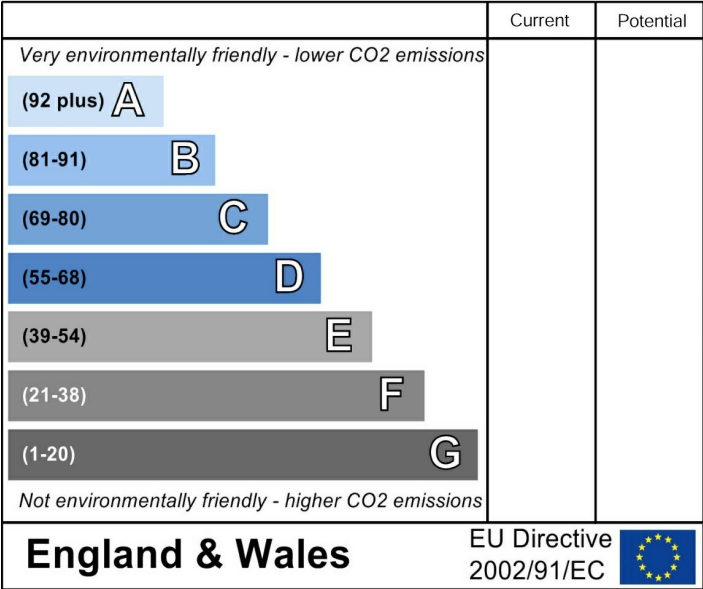


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Environmental Impact (CO₂) Rating



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.

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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 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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