

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

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PROPERTY FOR SALE

20 ELLISTON STREET, CLEETHORPES

PURCHASE PRICE £95,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£95,000

TENURE

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



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



20 ELLISTON STREET, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale this mid terrace property located close to the schools and shops. It is also close to Cleethorpes Sea Front and all that it has to offer. The property comprises of an entrance hall, a large lounge/diner, a fitted kitchen with seating/dining area opening onto the rear garden which has artificial grass. Two double bedrooms, one single bedroom and bathroom with shower over the bath. The property benefits from u.PVC double glazing and gas central heating.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a central heating radiator, stairs to the first floor accommodation, a tiled floor and a light to the ceiling.

LOUNGE/DINER LOUNGE AREA

10'4 x 13'6 (3.15m x 4.11m)

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



DINING AREA

10'11 x 12'5 (3.33m x 3.78m)

The dining area with a u.PVC double glazed window, a polished wooden fire surround with a marble effect back and a tiled hearth and an electric fire. An under stairs cupboard, a central heating radiator, a light and coving to the ceiling.



KITCHEN/DINER



KITCHEN AREA

15'10 x 9'0 (4.83m x 2.74m)

With a range of cream wall and base units with contrasting work surfaces and tiled reveals. A stainless steel sink unit with a chrome mixer tap, an integrated electric oven and gas hob with a stainless steel extractor fan above. There is plumbing for a washing machine and dishwasher, space for a tumble dryer and fridge/freezer. A u.PVC double glazed window, a central heating radiator, a tiled floor and a light to the ceiling.



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DINING AREA

10'10 x 9'0 (3.30m x 2.74m)

With a sliding patio door and a u.PVC double glazed window, a central heating radiator, a tiled floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a central heating radiator, loft access and a light to the ceiling.

BATHROOM

5'9 x 5'9 (1.75m x 1.75m)

With a white suite comprising of a paneled bath, with a shower over and a folding screen, a pedestal wash hand basin and a WC, all with chrome fittings. A u.PVC double glazed window, a chrome ladder style central heating radiator, tiled walls, a tiled floor and a light to the ceiling.



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BEDROOM 1

13'5 x 13'10 (4.09m x 4.22m)

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



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BEDROOM 2

12'6 x 8'5 (3.81m x 2.57m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 3

9'9 x 9'0 (2.97m x 2.74m)

This bedroom at the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



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OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to concrete.

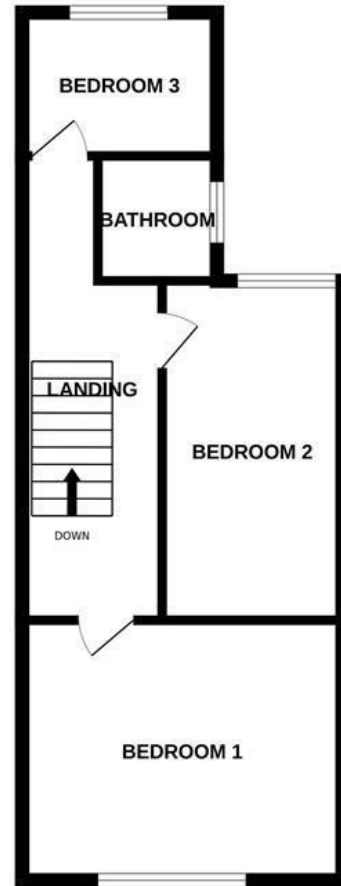
The rear garden has a walled and fenced boundary with a wooden gate and is mainly laid to artificial grass with a decked area and a concrete path.



GROUND FLOOR




1ST FLOOR




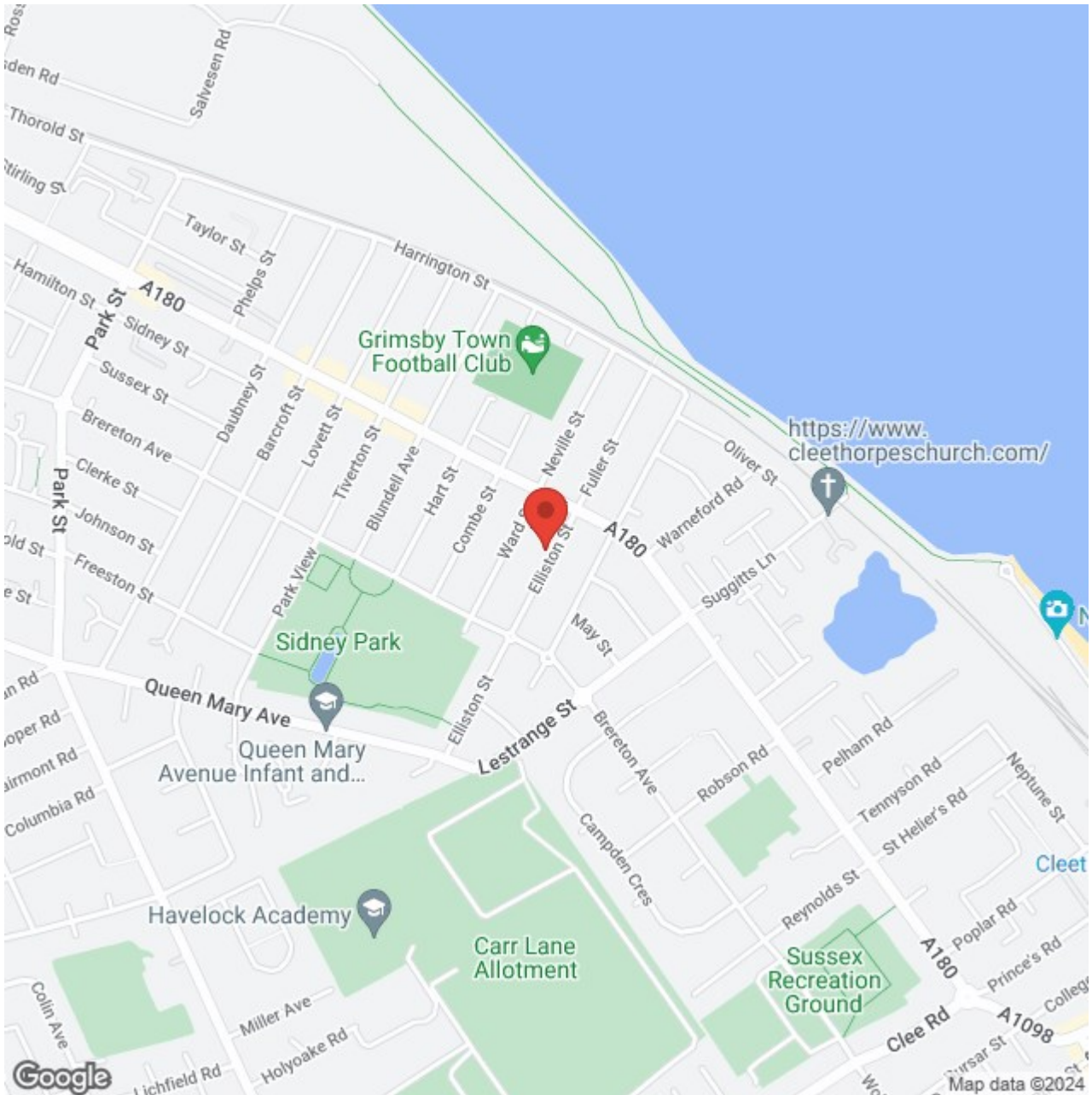
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	82
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