

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 126 PENSHURST ROAD, CLEETHORPES

**PURCHASE PRICE £180,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£180,000

#### 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



## 126 PENSHURST ROAD, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with no chain, this well presented semi-detached property in the heart of Cleethorpes located close to the local amenities and well regarded schools. It is also within walking distance of St Peters Avenue and around a 20 minute walk to the sea front and all that it has to offer. The property comprises of an entrance hall, a lounge/diner and a fitted kitchen. To the first floor there are two double bedrooms and a single bedroom and a bathroom. The property benefits from a long driveway for parking, a detached garage, well maintained front and rear gardens and the property has u.PVC double glazing and gas central heating. Viewing is essential.

### ENTRANCE HALL

Through a u.PVC double glazed front door into the hall with stairs to the first floor, a central heating radiator, an under stairs cupboard, vinyl to the floor and a light to the ceiling.



### LOUNGE/DINER

23'6 x 10'2 (7.16m x 3.10m)

The lounge/diner with a u.PVC double glazed walk-in bay window to the front and u.PVC double glazed patio doors lead into the garden, two central heating radiators and lights and ceiling roses to the ceiling. This is a lovely bright and airy room.





## 126 PENSHURST ROAD, CLEETHORPES

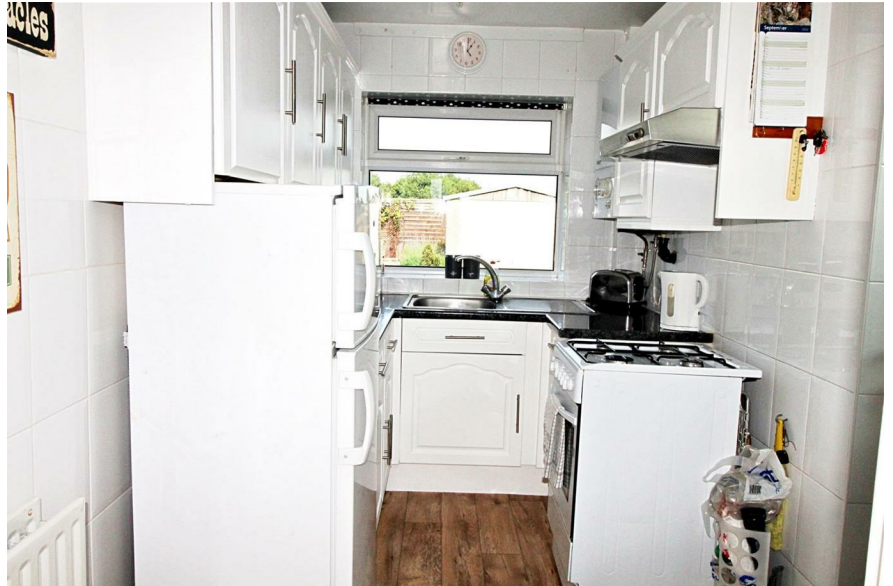
### LOUNGE/DINER



### KITCHEN

10'2 x 6'4 (3.10m x 1.93m)

The kitchen with white painted wall and base units with contrasting work surfaces, a stainless steel sink and drainer with a chrome mixer tap, space for a cooker and plumbing for a washing machine. A u.PVC double glazed window to the rear and a u.PVC double glazed door to the side, fully tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



### LANDING

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

## 126 PENSHURST ROAD, CLEETHORPES

### **BATHROOM**

6'4 x 6'1 (1.93m x 1.85m)

The bathroom with a white suite comprising of a paneled bath with chrome taps and a plumbed shower above, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window to the side, fully tiled walls, a central heating radiator, vinyl to the floor, loft access and a light to the ceiling.



## 126 PENSHURST ROAD, CLEETHORPES

### **BEDROOM 1**

10'3 x 10'0 (3.12m x 3.05m)

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



### **BEDROOM 2**

10'8 x 10'1 (3.25m x 3.07m)

Another double bedroom to the front of the property with a u.PVC double glazed window, fitted wardrobes with sliding doors, a central heating radiator and a light to the ceiling.





## 126 PENSHURST ROAD, CLEETHORPES

### **BEDROOM 3**

6'8 x 5'10 (2.03m x 1.78m)

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



### **GARDENS**

The front garden has a walled boundary with wrought iron gates, and is laid to decorative stones for ease of maintenance, there is a concrete driveway leading to a detached garage.

The good size well maintained rear garden has a walled and fenced boundary and is mainly laid to lawn with a patio area and a decorative stoned area and a timber shed at the back of the garage.



### **VIEW**

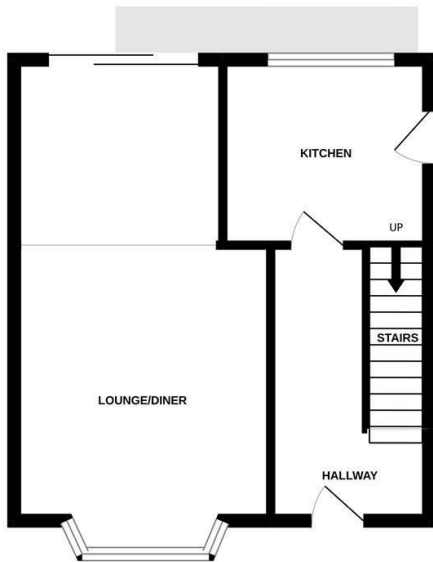


### **GARAGE**

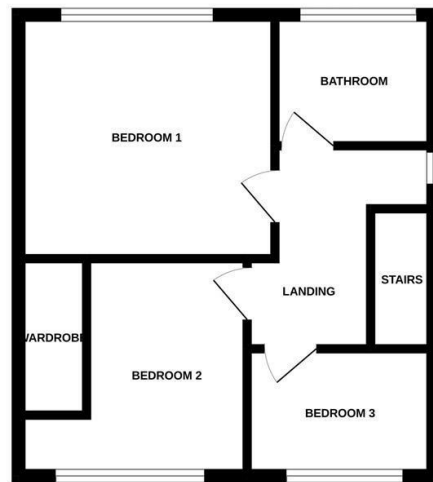
**126 PENSHURST ROAD, CLEETHORPES**

The detached garage with an up an over door.

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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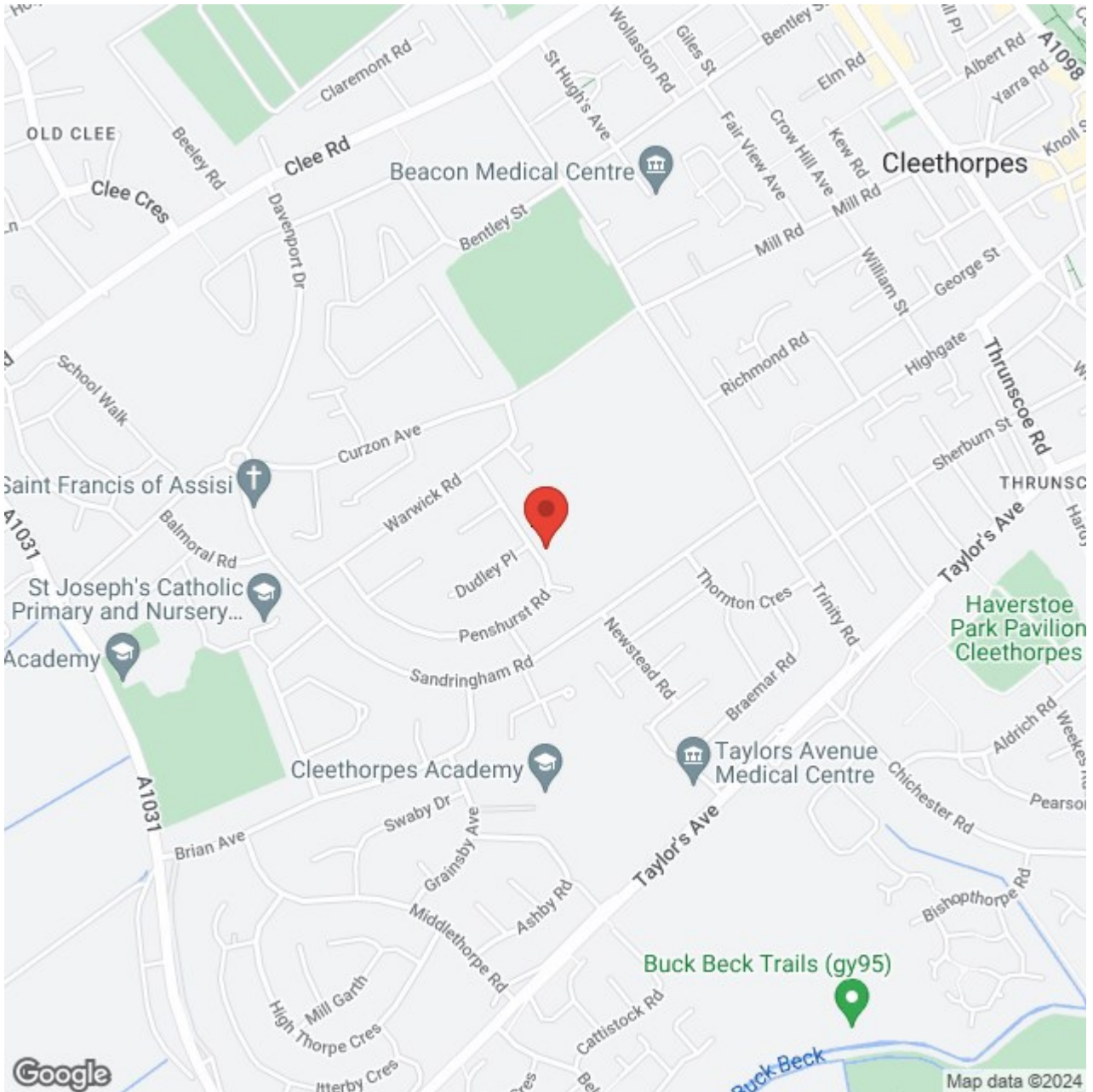


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or [emma@personaltouch-mortgages.co.uk](mailto:emma@personaltouch-mortgages.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

*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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)*

**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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