

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

28 PEARSON ROAD, CLEETHORPES

PURCHASE PRICE £245,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£245,000

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
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28 PEARSON ROAD, CLEETHORPES

A refurbished semi-detached bungalow with a modern open-plan kitchen/dining/living area, two double bedrooms, a modern shower room, front and rear gardens, and a block-paved driveway. The open-plan layout offers a great space for both living and entertaining. With modern decor throughout and being situated in a sought-after location. This is an attractive property with a lot to offer in terms of style and convenience with contemporary and comfortable living space in a desirable area.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a central heating radiator, a storage cupboard, laminate to the floor, loft access and spot lights to the ceiling.

KITCHEN/LIVING/DINING AREA



KITCHEN AREA

18'8 x 9'7 (5.69m x 2.92m)

The kitchen with grey wall and base units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, an induction hob with a stainless steel and glass extractor fan. There is an integrated washing machine, dish washer and fridge/freezer. Two u.PVC double glazed windows and a u.PVC double glazed door, laminate to the floor and spot lights to the ceiling.



KITCHEN AREA



DINING AREA

With a u.PVC double glazed window to the side, a central heating radiator, laminate to the floor and a light to the ceiling.

LOUNGE AREA

11'7 x 14'10 increasing to 21'7 (3.53m x 4.52m increasing to 6.58m)

With u.PVC double glazed French doors with side panels, laminate to the floor and a light to the ceiling.



LOUNGE AREA



SHOWER ROOM

7'10 x 6'4 (2.39m x 1.93m)

With a large walk-in shower, a white sink set in a grey vanity unit with a chrome mixer tap and a white WC set in a grey vanity unit with a chrome flush. There is PVC boarding to walls, a u.PVC double glazed window, a chrome ladder style radiator, laminate to the floor and spot lights to the ceiling.



28 PEARSON ROAD, CLEETHORPES

BEDROOM 1

16'9 x 11'6 (5.11m x 3.51m)

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



BEDROOM 1



28 PEARSON ROAD, CLEETHORPES

BEDROOM 2

9'8 x 8'5 (2.95m x 2.57m)

Another 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.



OUTSIDE

The front garden has a walled boundary and is laid to lawn. There is a block-paved drive leading to the detached garage.

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



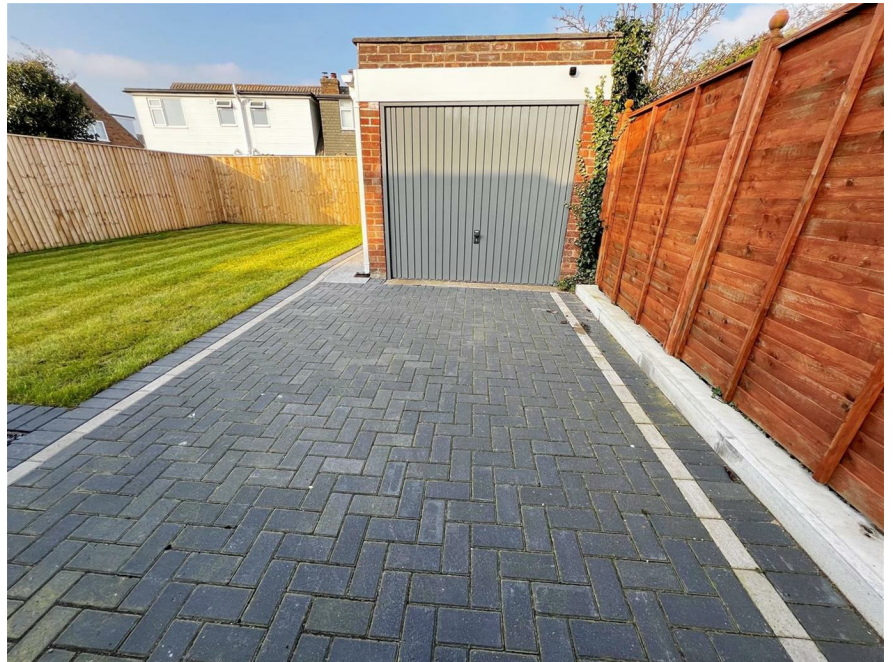
28 PEARSON ROAD, CLEETHORPES

OUTSIDE

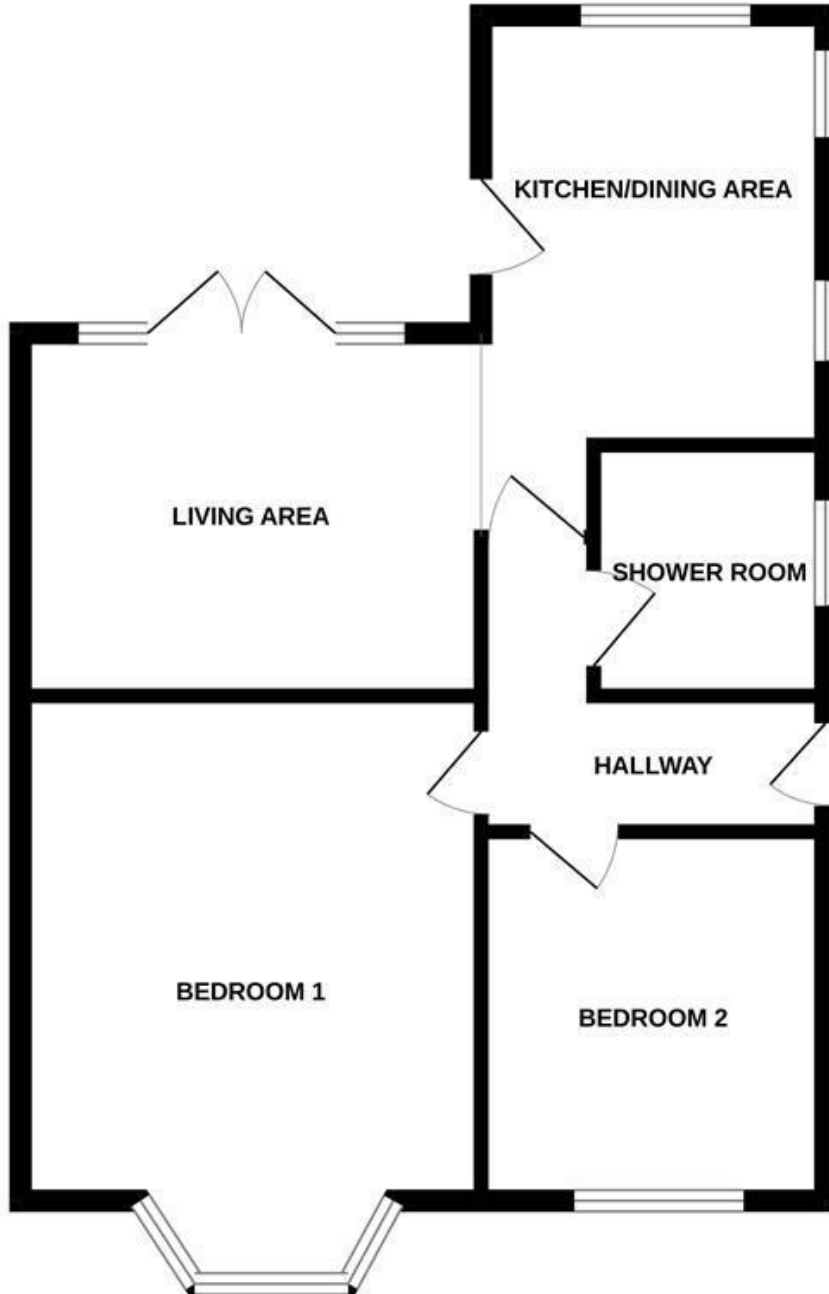


GARAGE

The detached brick garage with an up and over door, a u.PVC double glazed door to the side and there is light and power within.

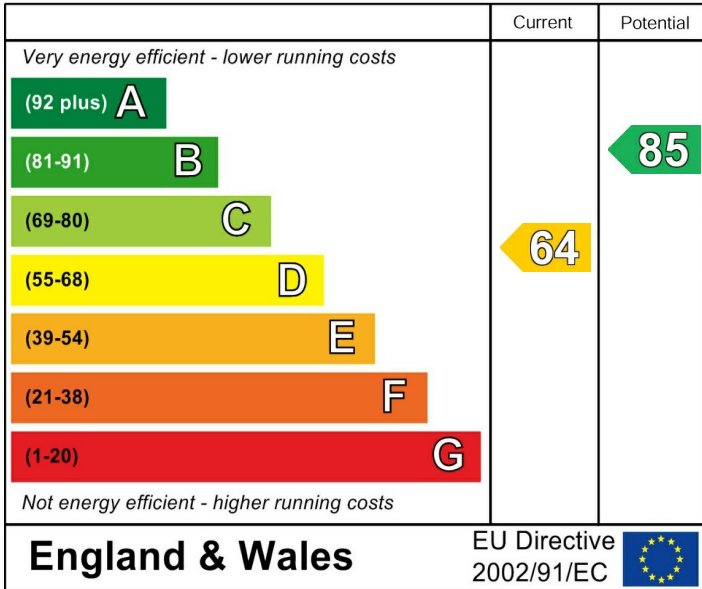


GROUND FLOOR

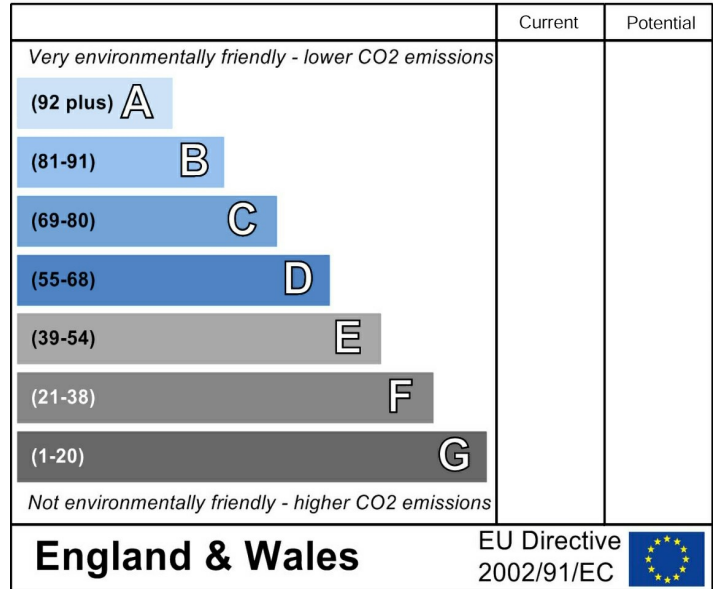


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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.**

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