

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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To view our Properties on the Internet:

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### PROPERTY FOR SALE

#### 54 WESTBURY ROAD, CLEETHORPES

**PURCHASE PRICE £239,500 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£239,500

#### TENURE

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



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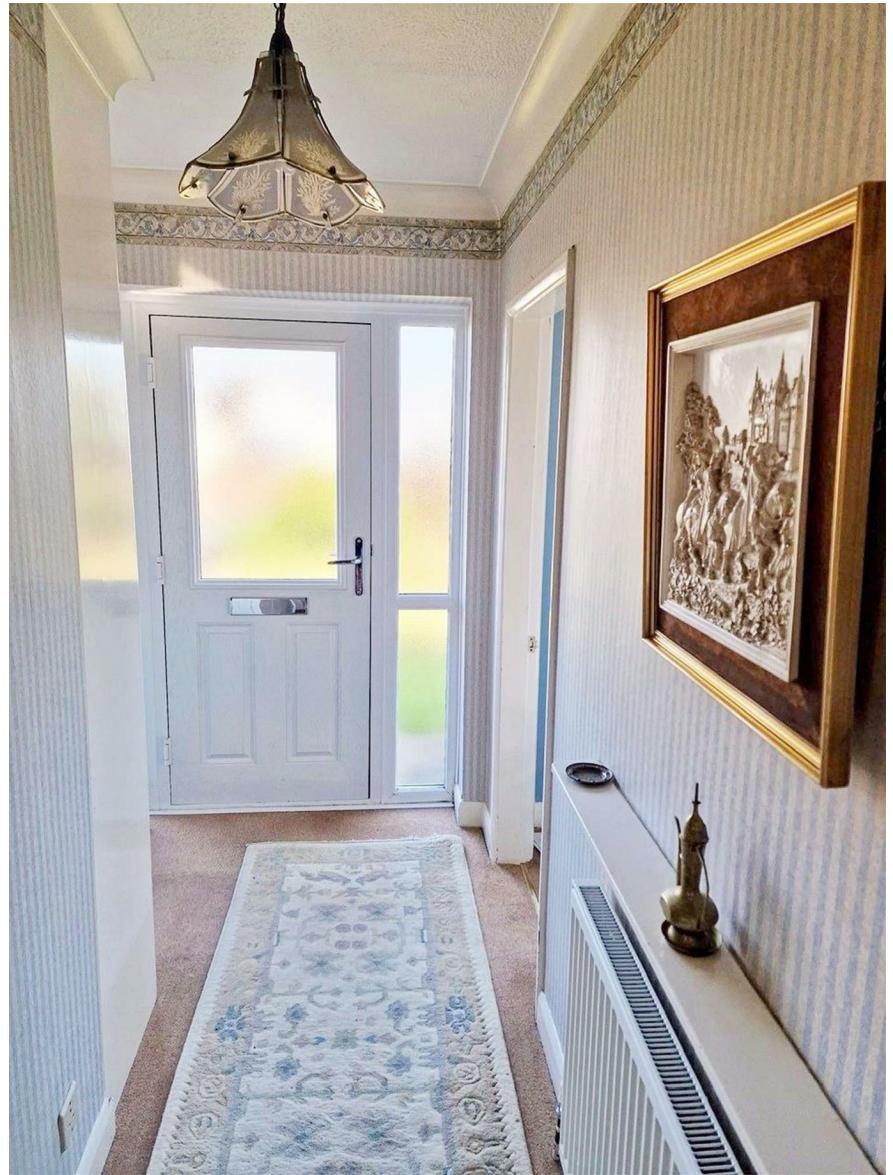


## 54 WESTBURY ROAD, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with no chain this detached bungalow located close to the local amenities and well-regarded schools. It is also close to Cleethorpes seafront and all that it has to offer. The bungalow comprises of an entrance hall with a WC off, a lounge/diner, a fitted kitchen with a utility off, an inner hall, two double bedrooms, a single bedroom all with fitted wardrobes and a bathroom. The property benefits from u.PVC double glazing, gas central heating, well-maintained front and rear gardens, a detached garage and two drives. This property must be viewed to appreciate all on offer here.

### ENTRANCE HALL

Through a composite front door into the hall with two built in cupboard, a central heating radiator and a light to the ceiling.



## 54 WESTBURY ROAD, CLEETHORPES

### LOUNGE

15'11 x 9'11 (4.85m x 3.02m)

The lounge area with a u.PVC double glazed window, a wooden fire surround with a marble effect back and hearth and a coal effect gas fire. There is a central heating radiator, a light and coving to the ceiling.



### LOUNGE



# 54 WESTBURY ROAD, CLEETHORPES

## DINER

10'3 x 9'5 (3.12m x 2.87m)

The dining area with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



## WC

5'1 x 2'11 (1.55m x 0.89m)

The WC with a wall mounted sink with chrome taps, a WC, tiled splash backs, a wall mounted central heating boiler. A u.PVC double glazed window and a light to the ceiling.

## KITCHEN

11'4 x 9'4 (3.45m x 2.84m)

With a range of wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is space for a cooker, a fridge, a freezer and there is plumbing for a dish washer. A wooden window and door, a central heating radiator, vinyl to the floor and a light to the ceiling.



**KITCHEN**



**UTILITY**

8'7 x 3'10 (2.62m x 1.17m)

The utility area with u.PVC double glazed windows, a composite front door, plumbing for a washing machine, space for a tumble dryer, vinyl to the floor and a light to the ceiling.

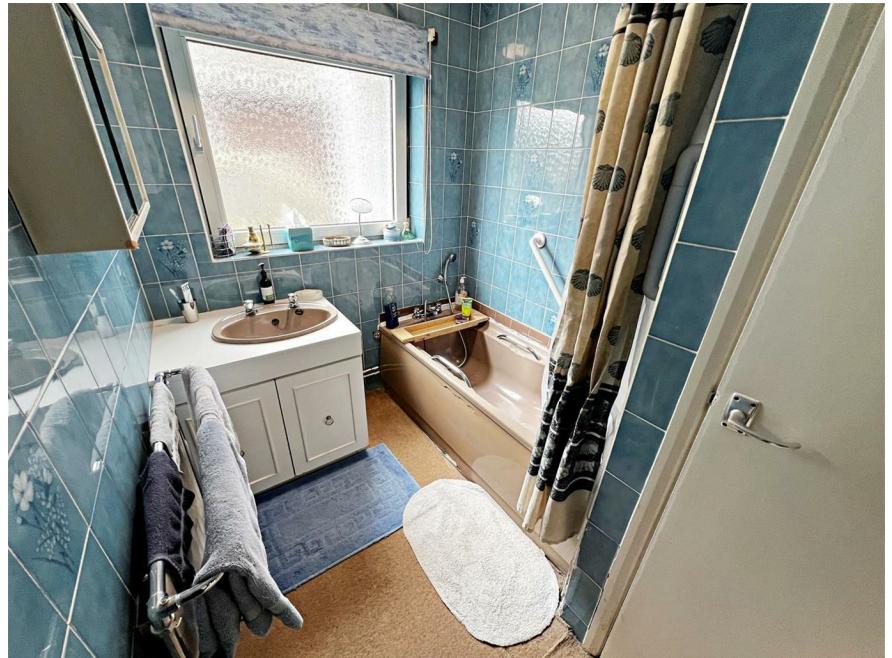
**INNER HALL**

The inner hall with loft access, a light and coving to the ceiling.

**BATHROOM**

8'0 x 5'11 (2.44m x 1.80m)

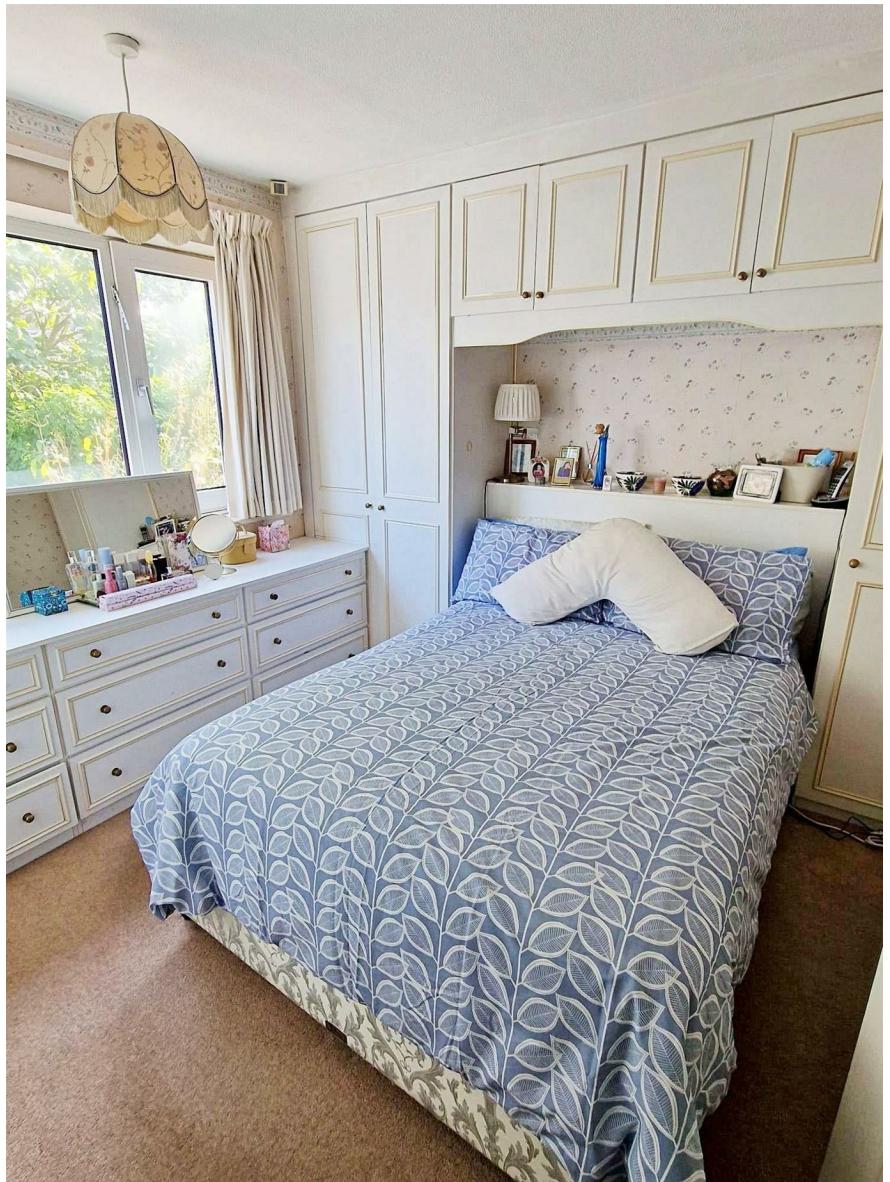
The bathroom with a panelled bath with a chrome mixer shower tap, and there is an electric shower over, a sink set in a vanity unit. A u.PVC double glazed window, fully tiled walls, a central heating radiator, an airing cupboard and a light to the ceiling.



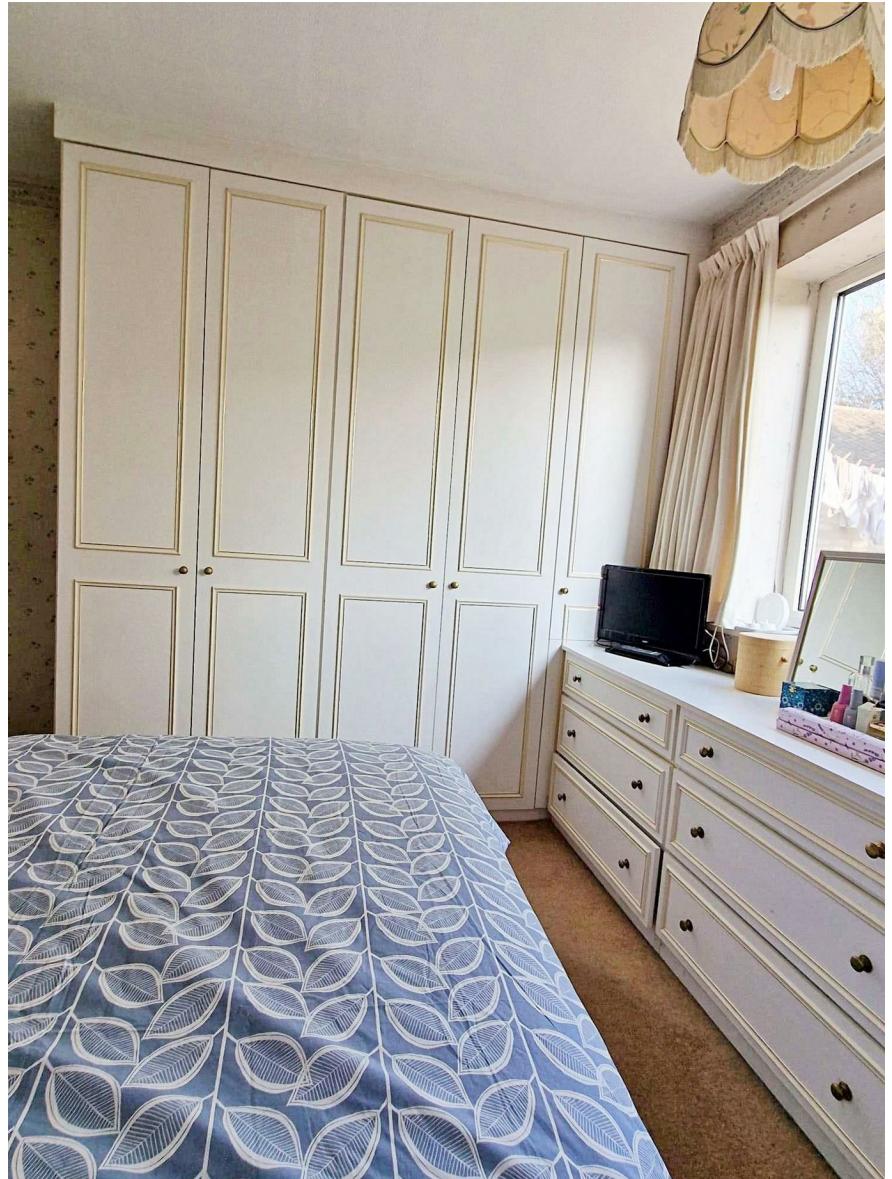
**BEDROOM 1**

11'4 x 9'11 (3.45m x 3.02m)

This double bedroom to the back of the property with a u.PVC double glazed window, a range of fitted wardrobes, over head cabinets and chest of drawers. A central heating radiator, and a light to the ceiling.



**BEDROOM 1**



**BEDROOM 2**

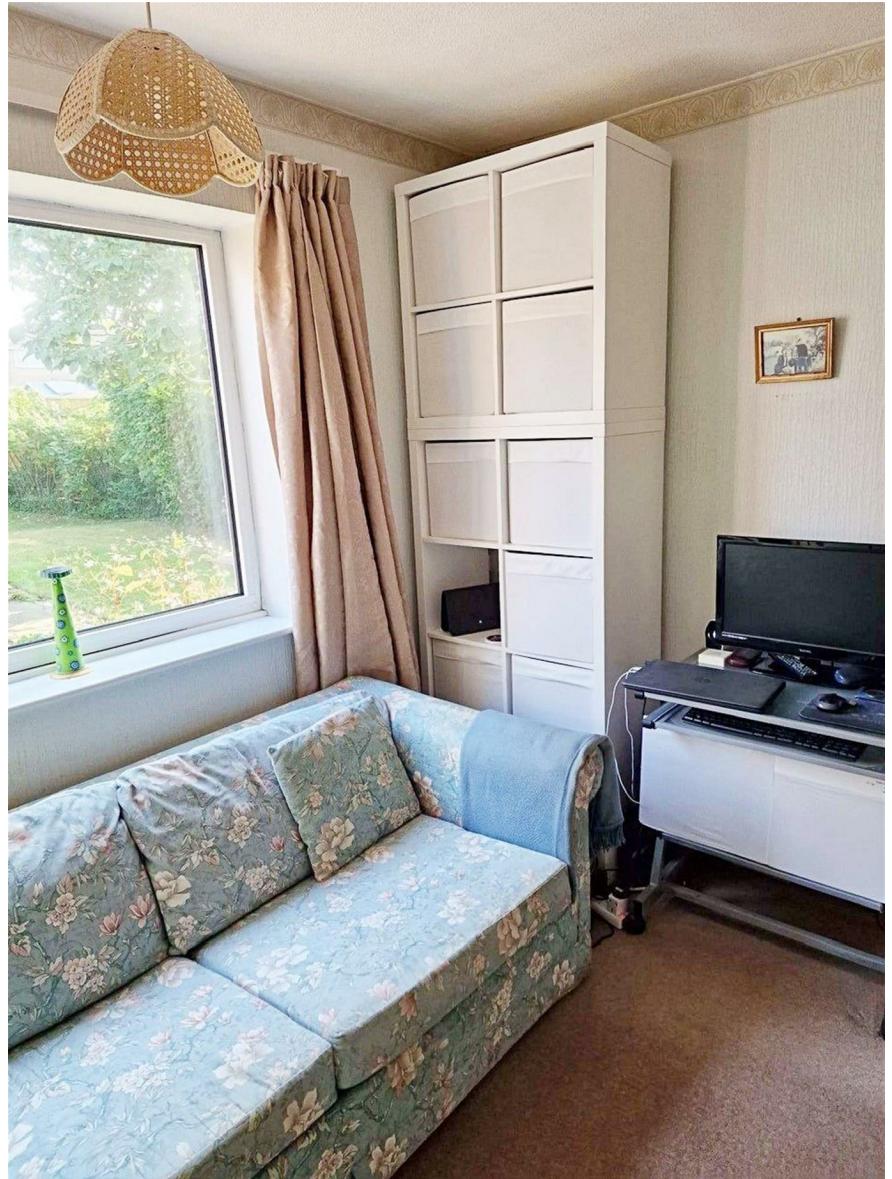
9'6 x 7'11 (2.90m x 2.41m)

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



**54 WESTBURY ROAD, CLEETHORPES**

**BEDROOM 2**

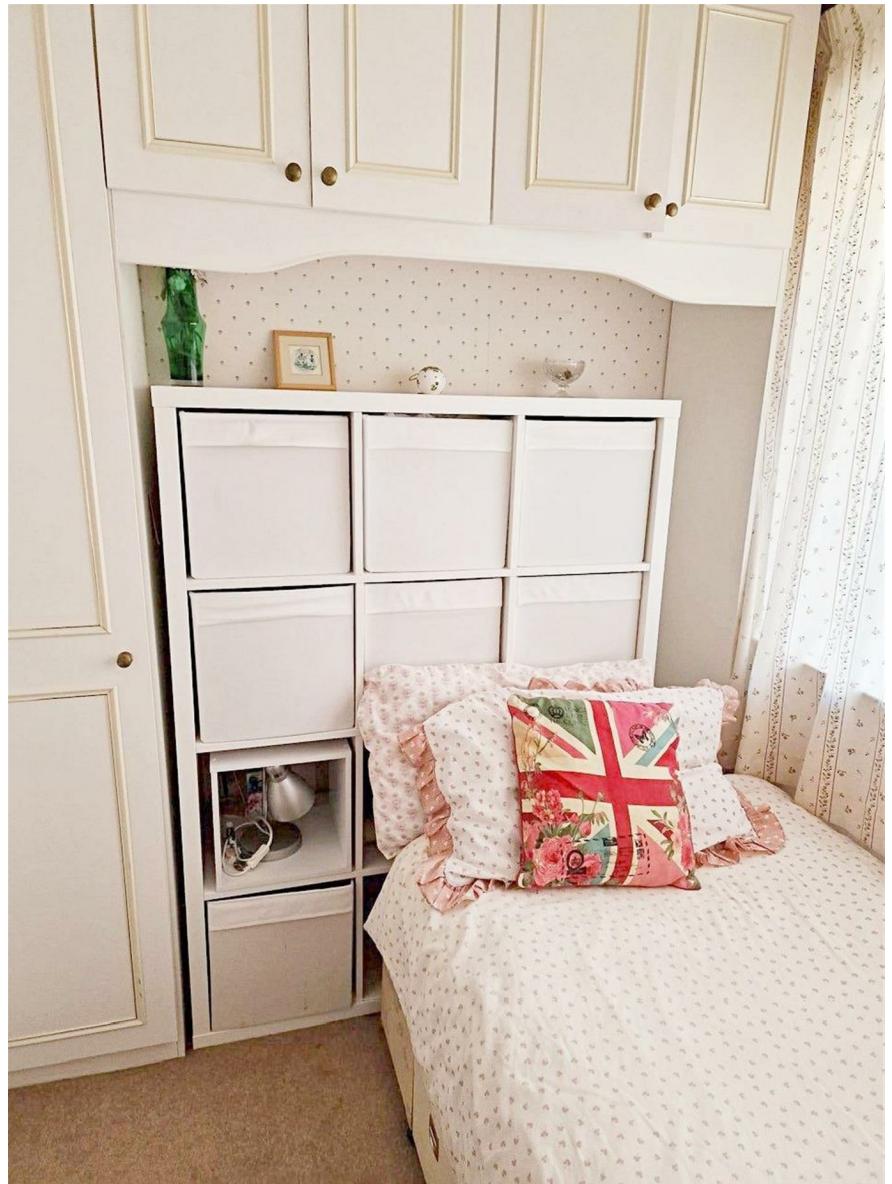


## 54 WESTBURY ROAD, CLEETHORPES

### BEDROOM 3

8'0 x 7'10 (2.44m x 2.39m)

This single bedroom with a u.PVC double glazed window, a fitted wardrobe and over head cabinets, a central heating radiator and a light to the ceiling.



### GARAGE

The detached garage with an up and over door and there is a wooden window and door to the side

## 54 WESTBURY ROAD, CLEETHORPES

### OUTSIDE

The front garden has a walled and fenced boundary and is mainly laid to lawn with borders of established plants, bushes and shrubs. There is concrete driveways to either side of the property with wrought iron gates.

The large rear garden has a fenced boundary and is mainly laid to lawn with borders of established plants, shrubs and trees. There is a concrete patio area and a concrete path.



### OUTSIDE

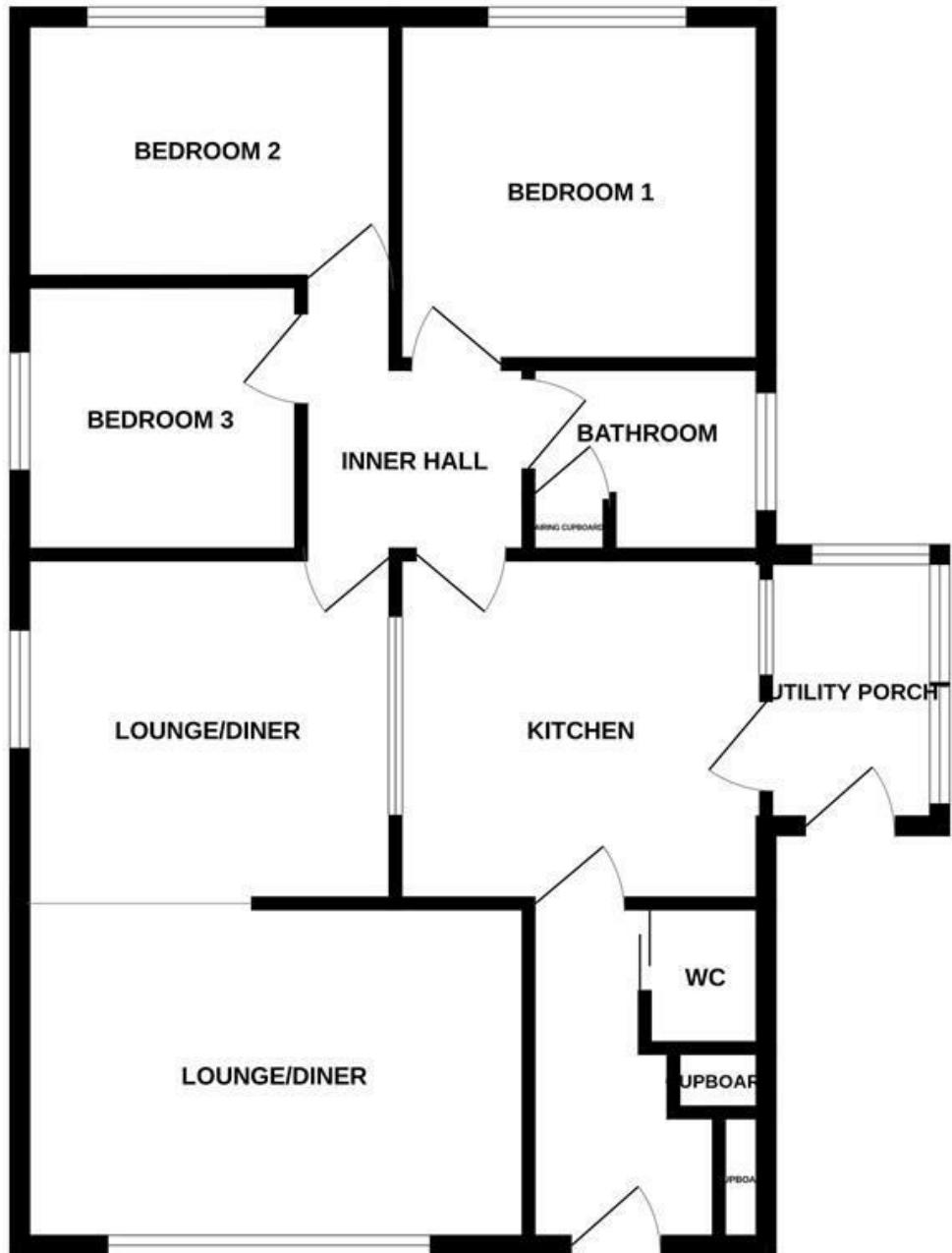


**54 WESTBURY ROAD, CLEETHORPES**

**OUTSIDE**



## GROUND FLOOR



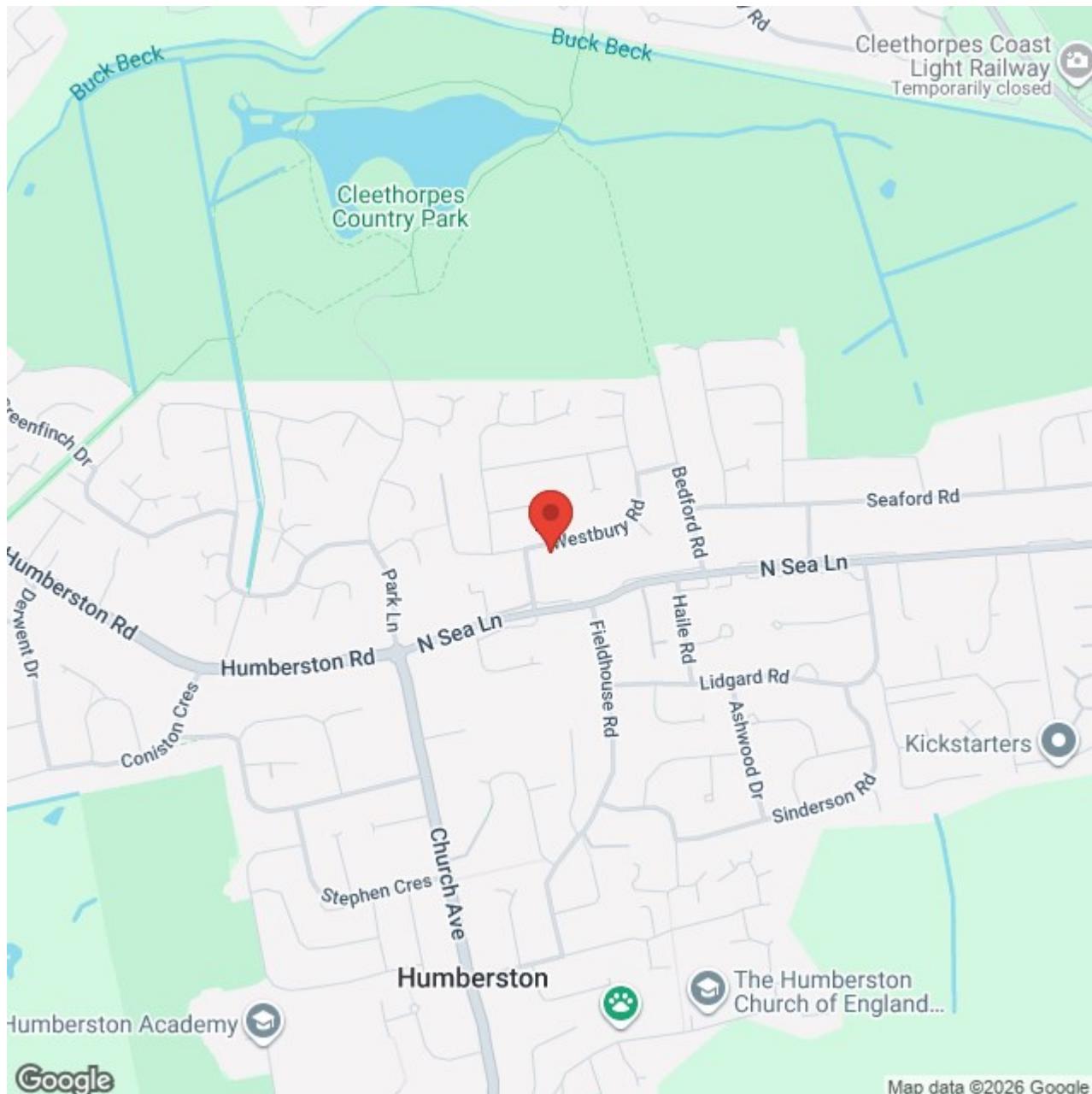
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 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](mailto: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