

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

24 CROWHILL AVENUE, CLEETHORPES

PURCHASE PRICE £99,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£99,950

TENURE

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



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Registered in England No. 4782567



24 CROWHILL AVENUE, CLEETHORPES

Bettles, Miles and Holland are pleased to offer for sale with no chain this mid terrace property in the heart of the Cleethorpes. The property is within walking distance of the local amenities and the Sea Front. The property comprises of an entrance hall, a lounge with a walk-in bay window, a dining room, a kitchen, a bathroom, a lobby and a WC. To the first floor there are three bedrooms and a WC. The property benefits from u.PVC double glazing and low maintenance gardens. This property is in need of updating and would make an ideal first time buy/investment.

PORCH

Through a u.PVC double glazed front door, a tiled floor and there is a hardwood and glazed door into the hall

ENTRANCE HALL

With stairs to the first floor accommodation and a light to the ceiling

LOUNGE

13'0 into bay x 9'9 (3.96m into bay x 2.97m)

With a u.PVC double glazed walk-in bay window to the front, a gas fire set upon a tiled hearth, walls lights and a light to the ceiling. There is sliding doors to the dining room.



DINING ROOM

13'4 x 13'2 (4.06m x 4.01m)

With a u.PVC double glazed window to the rear, a polished wooden fire surround with a tiled hearth and a gas fire. There is an under stairs cupboard and a light to the ceiling.



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KITCHEN

13'5 x 8'11 (4.09m x 2.72m)

The kitchen with wall and base units with contrasting work surfaces, a stainless steel sink unit with chrome taps. A u.PVC double glazed window, a wall mounted hot water boiler, part tiled walls, vinyl to the floor and a light to the ceiling.



BATHROOM

7'3 x 4'7 (2.21m x 1.40m)

The bathroom comprising of a panelled bath with brass effect taps and an electric shower over, a pedestal wash hand basin with brass effect taps. A u.PVC double glazed window, fully tiled walls, vinyl to the floor and a light to the ceiling.



LOBBY

3'10 x 4'0 (1.17m x 1.22m)

With a u.PVC double glazed door that leads into the garden and there vinyl to the floor.

WC

2'8 x 4'0 (0.81m x 1.22m)

A white toilet with a central chrome flush, a u.PVC double glazed window, vinyl to the floor and a light to the ceiling.

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LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a built in cupboard, a light and loft access to the ceiling.

BEDROOM 1

13'2 x 11'3 (4.01m x 3.43m)

This double bedroom to the front of the property with a u.PVC double glazed window and a light to the ceiling



BEDROOM 2

13'5 x 8'5 (4.09m x 2.57m)

Another double bedroom with a u.PVC double glazed window and a light to the ceiling

BEDROOM 3

9'11 x 9'0 (3.02m x 2.74m)

This single bedroom to the back of the property with a u.PVC double glazed window, a built in wardrobe and a light to the ceiling.



WC

6'0 x 3'3 (1.83m x 0.99m)

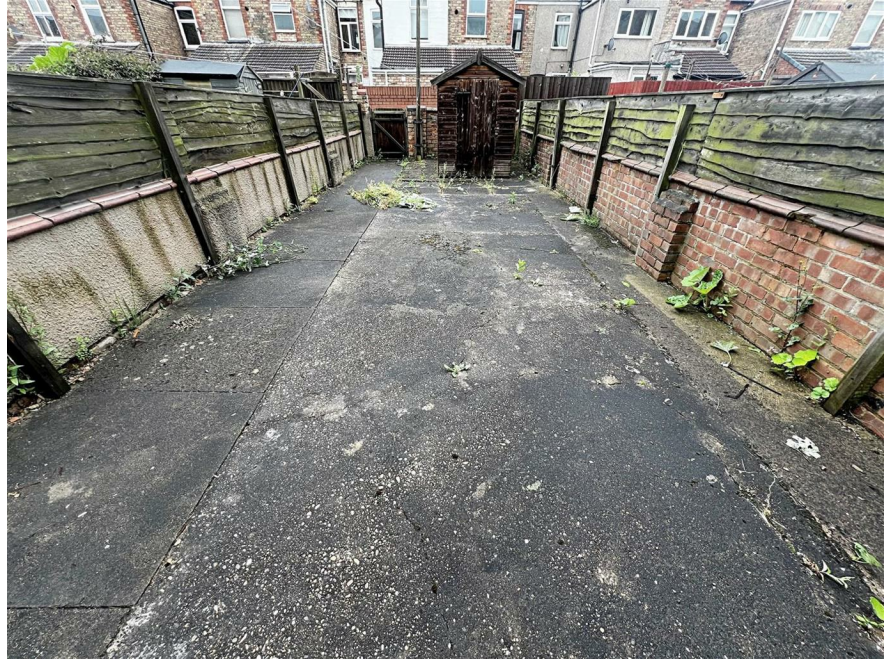
A white toilet with a central chrome flush, a wall mounted sink with a chrome mixer tap and a light to the ceiling.

24 CROWHILL AVENUE, CLEETHORPES

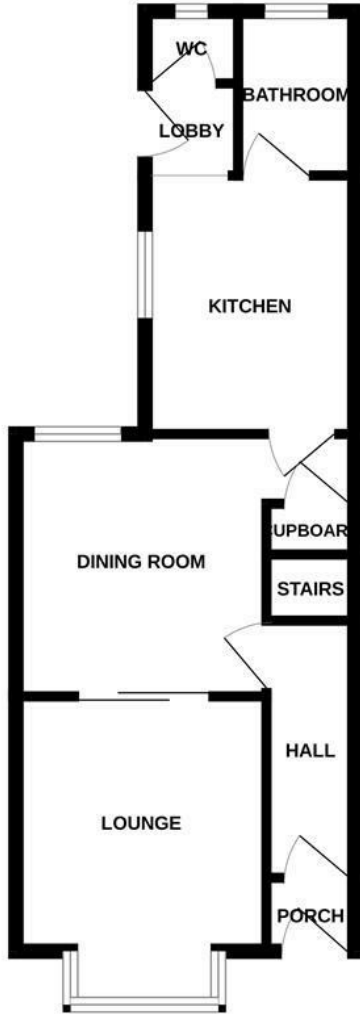
OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to stone resin for ease of maintenance.

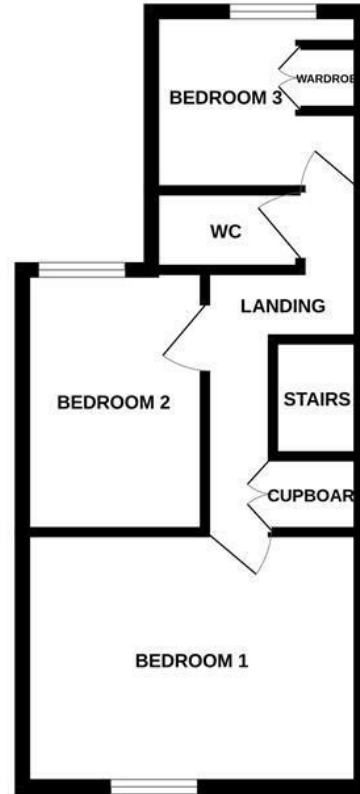
The rear garden has a walled and fenced boundary with a wooden gate and is laid to concrete paving for ease of maintenance and there is a timber shed.



GROUND FLOOR





1ST FLOOR




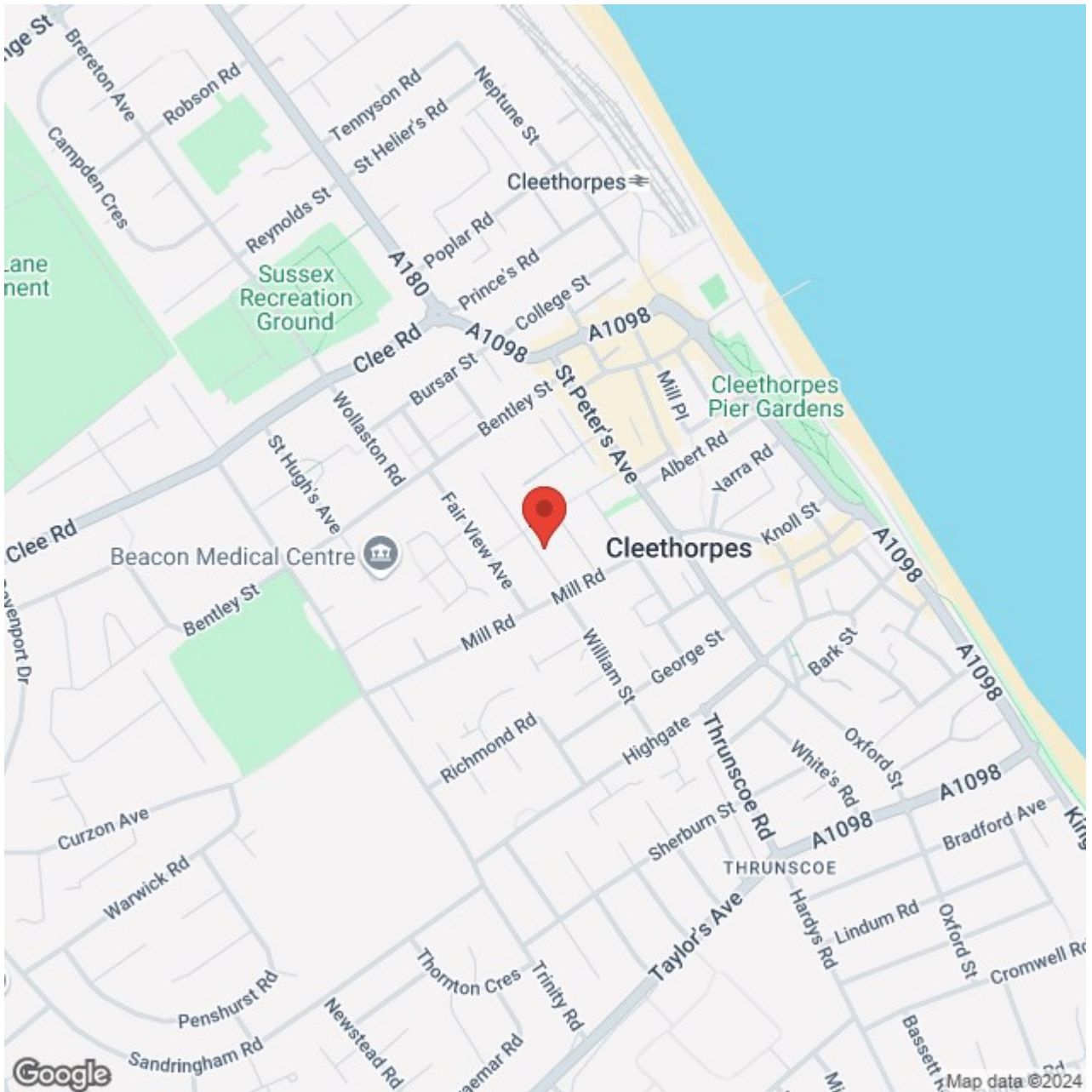
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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