

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

92 BARCROFT STREET, CLEETHORPES

PURCHASE PRICE £85,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£85,000

TENURE

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



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92 BARCROFT STREET, CLEETHORPES

Bettles, Miles & Holland are pleased to offer for sale with no chain this mid terrace house. Only a short stroll onto Grimsby Road with its many amenities, also close by local Junior and Infant schools. It benefits from u.PVC double glazing and gas central heating with the accommodation briefly comprising of an entrance porch, entrance hall, bay fronted lounged, separate dining room, modern kitchen, ground floor bathroom. To the first floor there are three bedrooms and a shower room. Gardens to the front and rear.

ENTRANCE PORCH

The entrance porch has a hardwood door to the front, original tiling to the floor and a single glazed door leading through to the:

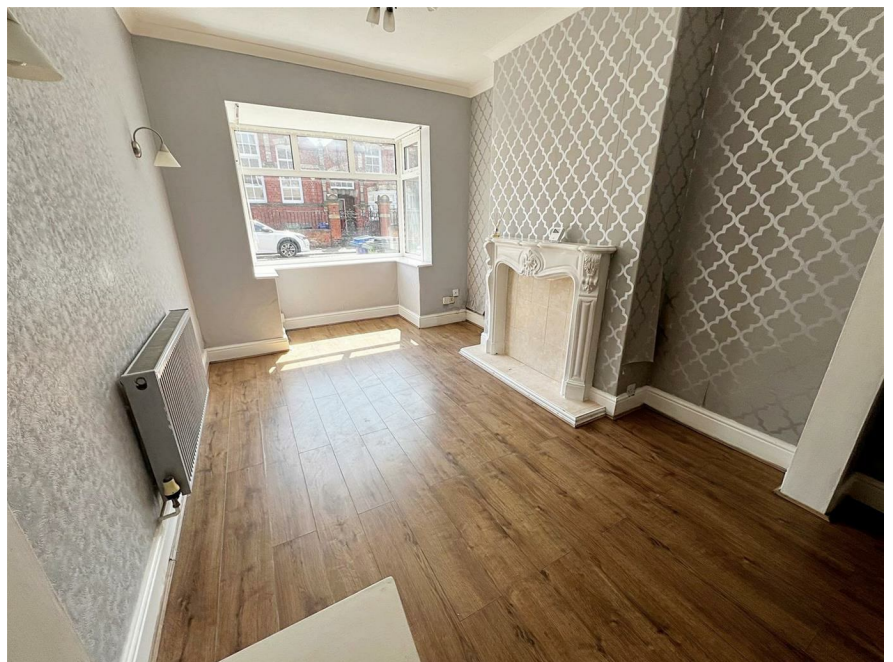
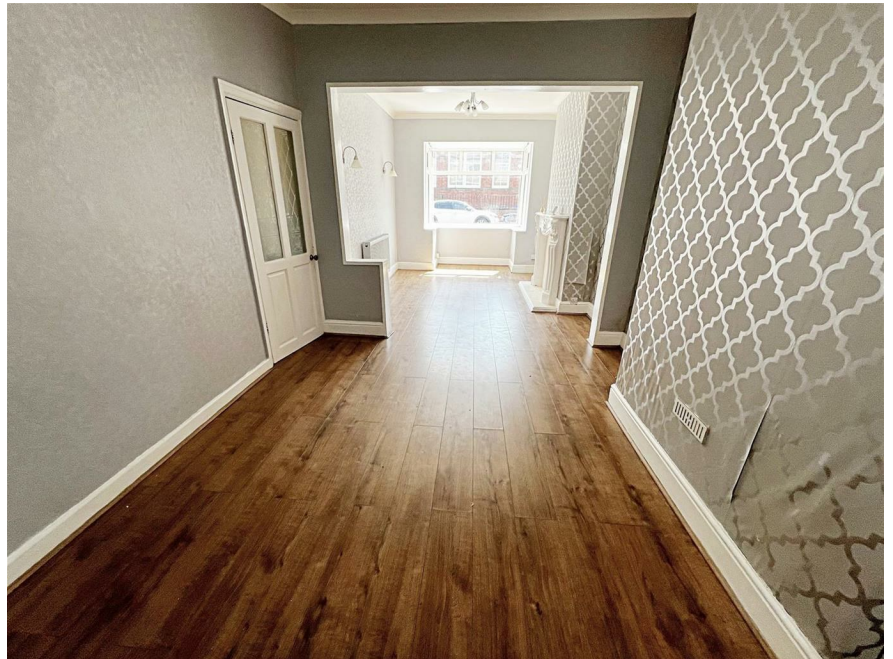
ENTRANCE HALL

With stairs to the first floor accommodation, a central heating radiator and a light to the ceiling.

LOUNGE

11'4 into bay x 9'10 (3.45m into bay x 3.00m)

The lounge has a u.PVC double glazed walk in bay window to the front, a white painted fire surround with a tiled back and hearth, a central heating radiator, laminate to the floor. There is a light and coving to the ceiling. This room opens into the:

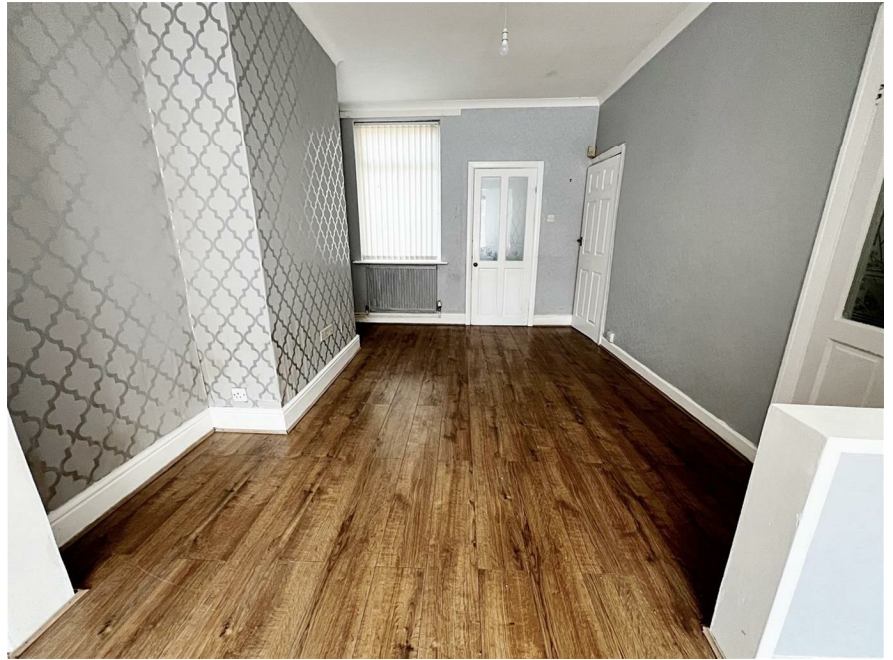


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DINING ROOM

12'5" x 10'5" (3.78m x 3.18m)

The dining room has a u.PVC double glazed window to the rear, a central radiator, an under stairs cupboard, laminate to the floor, a light and coving to the ceiling.



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KITCHEN

12'8 x 7'9 (3.86m x 2.36m)

With a u.PVC double glazed door and window to the side. The kitchen units themselves are of a high gloss in a dark grey colour with roll edge work tops which incorporates a one and a half bowl sink and a chrome mixer tap. A stainless steel extractor fan, plumbing for a washing machine, a central heating radiator and a light to the ceiling.



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BATHROOM

7'8 decreasing to 4'5 x 6'9 decreasing to 3'11
(2.34m decreasing to 1.35m x 2.06m
decreasing to 1.)

The ground floor bathroom has a u.PVC double glazed window to the side, full white tiling to the walls, vinyl to the floor. The suite comprises of a panelled bath with a chrome mixer shower tap, a pedestal wash hand basin, a low flush toilet. 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. There is a built in cupboard, a light and loft access to the ceiling.

BEDROOM 1

11'4" x 11'4 (3.45m x 3.45m)

The main bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator and a range of wardrobes with overhead storage and a light to the ceiling.



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BEDROOM 2

12'6" x 8'1" (3.81m x 2.46m)

The second bedroom has a u.PVC double glazed window to the rear, a central heating radiator, a built in cupboard and a light to the ceiling



BEDROOM 3

7'0 x 7'5 (2.13m x 2.26m)

The third and final bedroom is of a single size and has a u.PVC double glazed window to the rear. A range of wardrobes, a central heating radiator and a light to the ceiling.



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UPSTAIRS CLOAKROOM

4'11 x 5'3 (1.50m x 1.60m)

With part tiling to the walls, vinyl to the floor comprising: low flush toilet, pedestal wash hand basin, a central heating radiator, a u.PVC double glazed window, a light to the ceiling.



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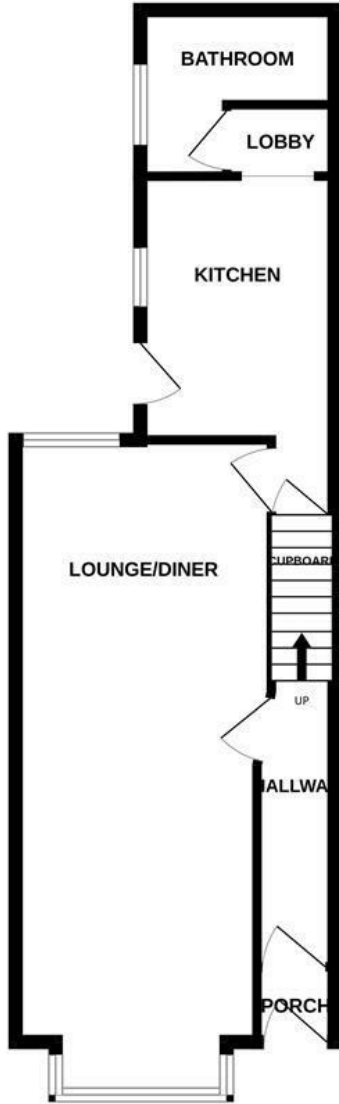
GARDENS

The front of the property within a walled boundary, laid with decorative stones.

The rear being enclosed within a fenced boundary and a wooden gate and is laid to lawn. There is a concrete path and patio area.



GROUND FLOOR




1ST FLOOR




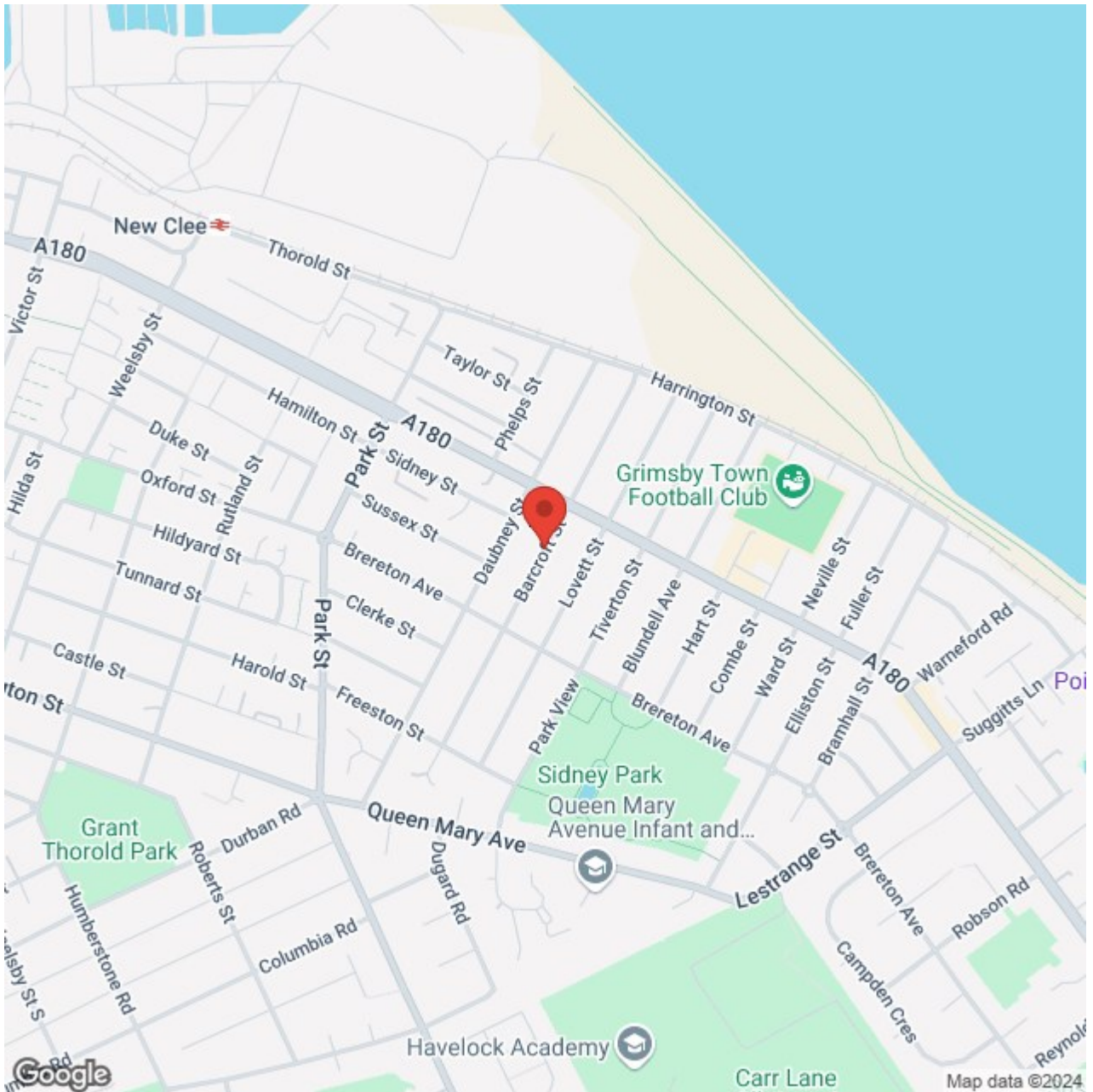
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		85
(69-80) C	68	
(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.

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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.

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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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