

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

89 BRIAN AVENUE, CLEETHORPES

PURCHASE PRICE £350,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£350,000

TENURE

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



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89 BRIAN AVENUE, CLEETHORPES

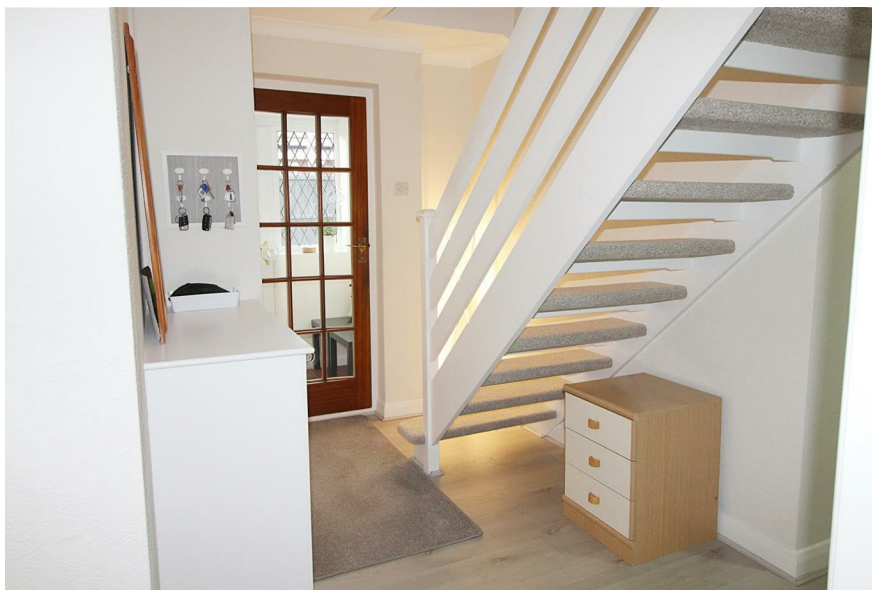
Bettles, Miles and Holland are delighted to offer for sale this detached dormer bungalow, located in a sought after area close to the local amenities and schools. The property offers spacious living accommodation comprises of an entrance porch, a hallway, a lovely light and airy lounge/diner, a modern fitted kitchen with integral appliances, a sun room, two bedrooms, a further bedroom/dining room and a modern shower room. To the first floor is a double bedroom and a modern bathroom with a free standing bath. The property has a generous well maintained rear garden a front garden and a block-paved drive providing parking for ample vehicles. The property has undergone refurbishment including a new central heating boiler and new radiators, new fitted kitchen, bathroom and shower room, full decoration and flooring throughout. New u.PVC double glazed windows and doors throughout apart from sun room, new gutters and fascia's, a new fiberglass flat roof, a block-paved drive and a number of new fence panels in the rear garden and a new RCB box fitted. This property must be viewed to appreciate all on offer here.

ENTRANCE PORCH

Enter through a u.PVC double glazed door to the side into the porch with double glazed window to the sides, a tiled floor and a wall light.

HALLWAY

Through a glazed door into the hall with stairs to the first floor, a meter cupboard, a storage cupboard, Balterio traditional oak flooring, coving and a light to the ceiling.



LOUNGE/DINING ROOM

18'7 x 10'10 (5.66m x 3.30m)

The lounge/diner with two u.PVC double glazed windows, sliding patio doors into the garden, a central heating radiator, a remote controlled wall mounted living flame gas fire, Balterio traditional noble oak flooring, a light and coving to the ceiling.



LOUNGE/DINING ROOM



KITCHEN BREAKFAST ROOM

13'4 x 9'10 (4.06m x 3.00m)

The new kitchen with a range of cream gloss wall and base units with contrasting work surfaces and upstands, a Blanco sink unit with a brushed steel mixer tap. An integrated 5 ring gas hob with an extractor above, an integrated gas double oven, plumbing for a washing machine, an integrated dishwasher and fridge/freezer. A u.PVC double glazed window over looking the garden, a tiled floor, the new central heating boiler is housed in a kitchen wall unit, a u.PVC double glazed door into the rear porch.



KITCHEN/BREAKFAST ROOM



SUN ROOM

With a u.PVC double glazed door leading to the garden, u.PVC double glazed windows to the side and rear and a new cushioned vinyl floor.



DINING ROOM/BEDROOM 3

11'4 x 8'10 (3.45m x 2.69m)

This room to the front of the property currently being used as a dining room but could be another bedroom with a u.PVC double glazed bow window, a central heating radiator, and a light and coving to the ceiling.



BEDROOM 1

13'5 x 10'3 (3.96m x 1.52m x 3.12m)

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



BEDROOM 2

8'2 x 8'0 (2.49m x 2.44m)

With a u.PVC double glazed bow window to the side of the property with a central heating radiator and a light and coving to the ceiling.

SHOWER ROOM

8'6 x 6'6 (2.59m x 1.98m)

The shower room with a new walk in shower cubicle, a white high gloss vanity unit housing a WC and sink. Two u.PVC double glazed windows, fully tiled walls and floor, a white ladder style central heating radiator and spot lights to the ceilings.



LANDING

Up the stairs to the first floor accommodation with doors to the bedroom and bathroom and a light to the ceiling.

89 BRIAN AVENUE, CLEETHORPES

BEDROOM 4

14'5 max x 10'4 (4.39m max x 3.15m)

This double bedroom with a u.PVC double glazed window, a central heating radiator, storage space within the eaves and a light to the ceiling.



BEDROOM 4

BATHROOM

7'10 x 5'11 max (2.39m x 1.80m max)

The new bathroom with a white suite comprising of a free standing bath with a chrome mixer shower tap, a WC with central chrome flush, a white sink set in a white high gloss vanity unit. PVC mermaid boarding. A sky light window to the side, a white ladder style central heating radiator, vinyl to the floor, door to the eaves storage and a light to the ceiling.



GARAGE

The detached brick garage with an up and over door, a window to the side, light and power within.

OUTSIDE

The front garden has a walled boundary and is mainly laid to lawn. There is a brand new block-paved drive providing ample parking and leading to the detached garage.

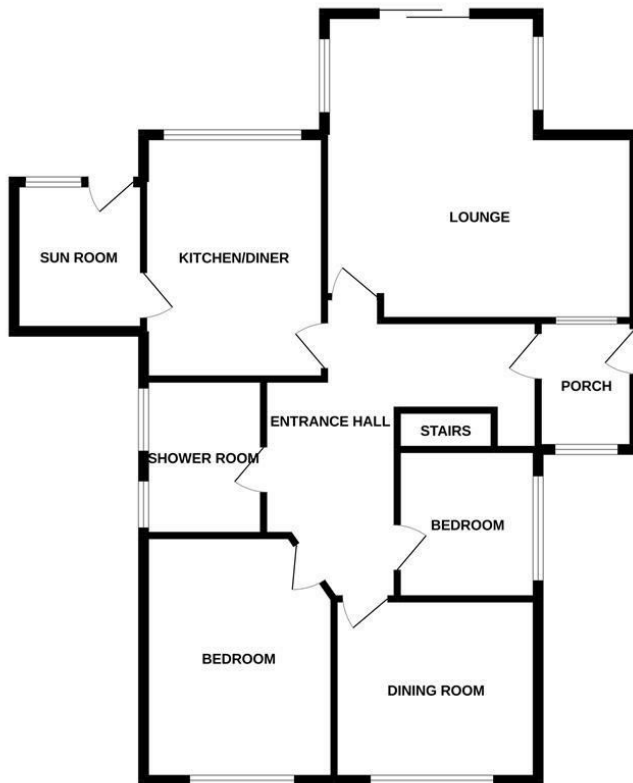
The south facing rear garden with a fenced boundary is mainly laid to lawn with established plants, trees and shrubs, raised flower beds and paved patio areas. A hard standing base and an outside tap. A really lovely garden that has been nurtured and enjoyed by the current owners



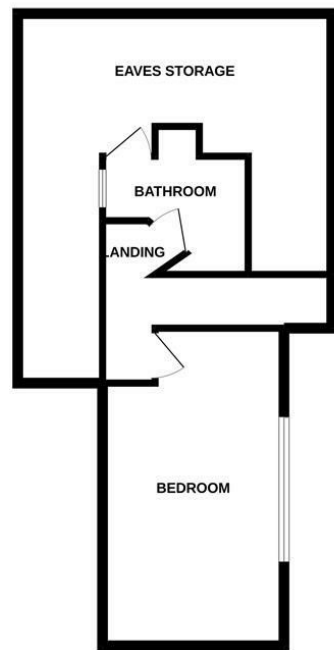
OUTSIDE



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		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		



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.

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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 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@personal-touch-mortgages.co.uk.

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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