

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

39 SUGGITT'S LANE, CLEETHORPES

PURCHASE PRICE £119,995 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£119,995

TENURE

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



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39 SUGGITTS LANE, CLEETHORPES

Bettles, Miles and Holland are pleased to offer for sale with no chain this well presented mid terrace property located close to the local amenities and schools in the area. The property is also a short walk to Cleethorpes Sea Front and all that it has to offer. The property comprises of an entrance porch, a hall, a lounge with a walk-in bay window, a dining room, a fitted kitchen, a utility room and a downstairs bathroom. To the first floor there are three double bedrooms. The property benefits from u.PVC double glazing, gas central heating, front and rear gardens. This property must be viewed to appreciate all on offer.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with a hardwood and glazed door into the hall.

HALL

Through a hardwood and glazed door into the hall with stairs to the first floor accommodation, a central heating radiator and a light to the ceiling.

LOUNGE

13'9 x 10'2 (4.19m x 3.10m)

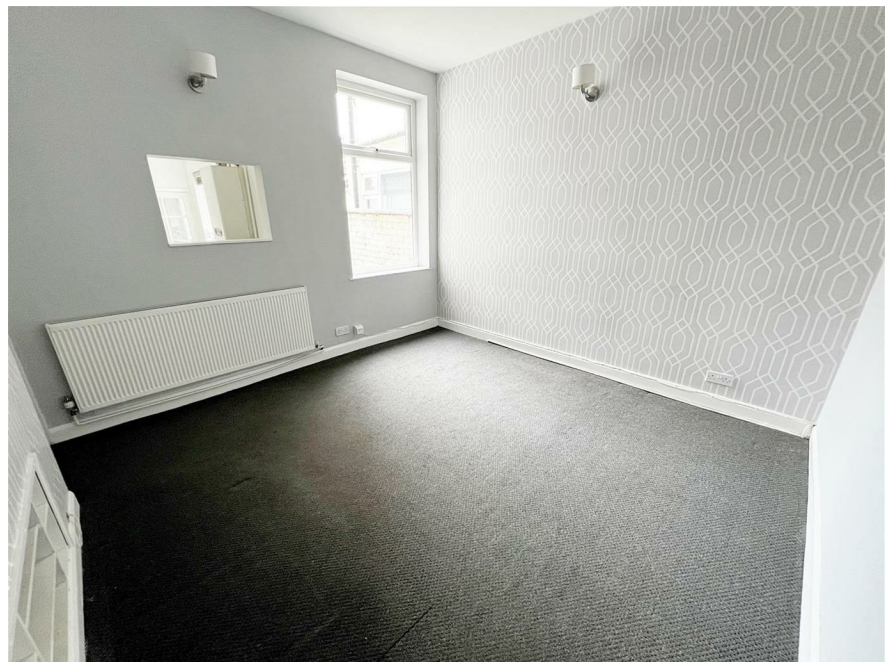
The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a painted fire surround with a marble effect back and hearth. There is a light and coving to the ceiling.



DINING ROOM

10'6 x 13'7 (3.20m x 4.14m)

With a u.PVC double glazed window, a central heating radiator, an under stairs cupboard and a light to the ceiling.



39 SUGGITTS LANE, CLEETHORPES

KITCHEN

13'4 x 8'6 (4.06m x 2.59m)

With a range of wall and base units with roll edge worktops and tiled reveals, a stainless steel sink unit with a chrome mixer tap. A wall mounted central heating boiler, plumbing for a dishwasher and space for a fridge/freezer. A u.PVC double glazed window, a central heating radiator, a tiled floor and a light to the ceiling.



KITCHEN



UTILITY ROOM

8'6 x 4'10 (2.59m x 1.47m)

With a roll edge worktop and tiled splash back above and there is plumbing for a washing machine. A u.PVC double glazed door, a tiled floor, loft access and a light to the ceiling.

39 SUGGITS LANE, CLEETHORPES

BATHROOM

8'6 x 5'11 (2.59m x 1.80m)

The bathroom with a white suite comprising of a panelled bath with a chrome mixer shower tap and a glass shower screen, a cabinetised sink and toilet with chrome fittings. A u.PVC double glazed window, a chrome ladder style radiator, part tiled walls, a tiled 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 light and loft access to the ceiling.

BEDROOM 1

13'8 x 11'11 (4.17m x 3.63m)

This 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.



39 SUGGITT LANE, CLEETHORPES

BEDROOM 2

11'0 x 8'2 (3.35m x 2.49m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 3

13'9 x 8'6 (4.19m x 2.59m)

The third double bedroom is at the back of the property with two u.PVC double glazed windows, a central heating radiator and a light to the ceiling.



39 SUGGITT'S LANE, CLEETHORPES

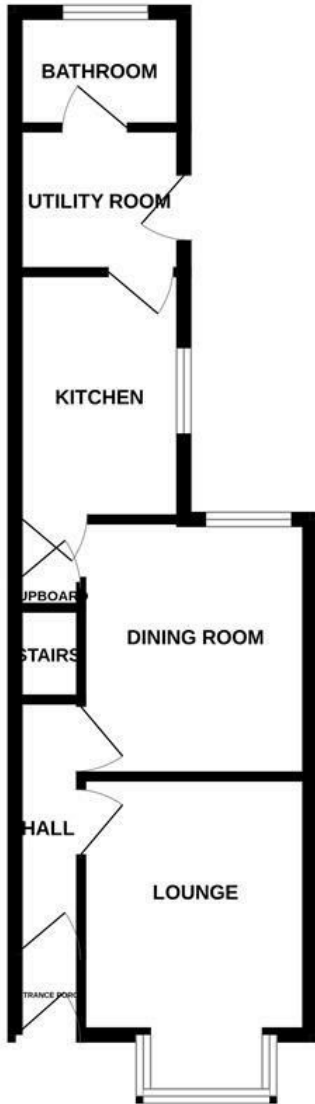
OUTSIDE

The front garden has a walled boundary and is laid to lawn with a path to the front door.

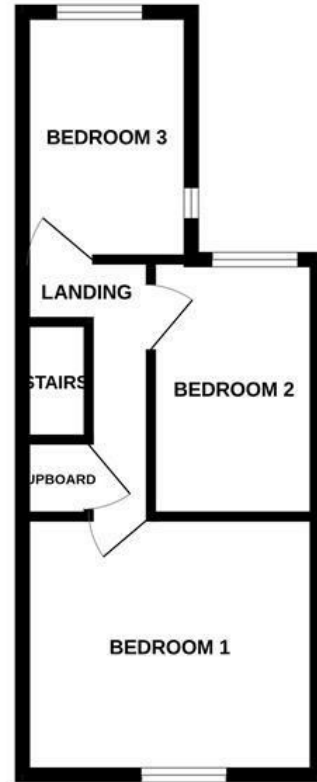
The rear garden has a walled boundary with a wooden gate and is laid to artificial grass with a concrete path.



GROUND FLOOR




1ST FLOOR




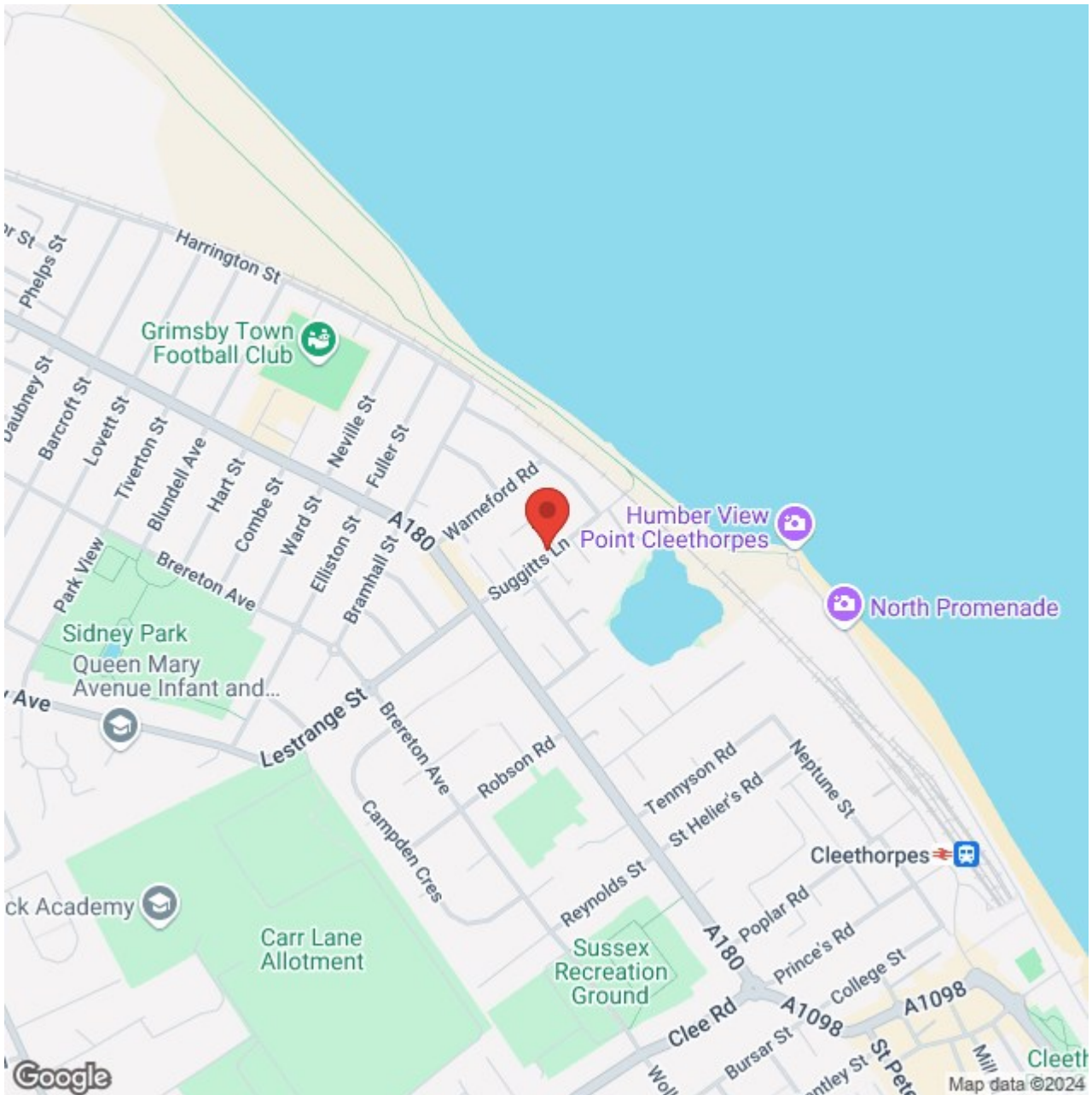
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		77
(55-68) D	59	
(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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