

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 21 NICHOLSON STREET, CLEETHORPES

**PURCHASE PRICE £95,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£95,000

#### 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



## 21 NICHOLSON STREET, CLEETHORPES

Nestled in the charming area of Nicholson Street, Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Offered for sale with no chain, this property is ideally situated within walking distance of the picturesque seafront and the vibrant St. Peters Avenue, making it a perfect location for those who enjoy coastal living.

The house boasts two reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen which leads to a conveniently located downstairs bathroom, enhancing the practicality of the home. Upstairs, you will find two generously sized double bedrooms, ideal for comfortable living.

Outside, the property features both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. The house benefits from gas central heating, ensuring warmth and comfort throughout the year, and is mostly fitted with u.PVC double glazing, contributing to energy efficiency and noise reduction.

This property is a fantastic find in a sought-after location, combining the charm of a traditional terraced house with modern conveniences. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this home on Nicholson Street is not to be missed.

### **LOUNGE**

13'3 x 11'5 (4.04m x 3.48m)

Through a u.PVC double glazed door into the lounge with a u.PVC double glazed walk-in bay window, a painted fire surround with a tiled back and hearth. A central heating radiator, laminate to the floor and a light to the ceiling.



### **INNER HALL**

Doors to lounge and dining room, stairs to first floor accommodation.

### **DINING ROOM**

11'1 x 11'5 (3.38m x 3.48m)

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



## 21 NICHOLSON STREET, CLEETHORPES

### KITCHEN

8'5 x 7'1 (2.57m x 2.16m)

The kitchen with a range of wall and base units, contrasting work surfaces incorporating a black sink unit with a chrome mixer tap. A hardwood door, a u.PVC double glazed window, part tiled walls, a tiled floor, a central heating radiator and a light to the ceiling. There is plumbing for a washing machine and space for a cooker.



### KITCHEN



## 21 NICHOLSON STREET, CLEETHORPES

### **BATHROOM**

5'6 x 7'1 (1.68m x 2.16m)

The bathroom with a white toilet, a white pedestal wash hand basin with chrome taps, a shower enclosure with a chrome shower. The walls a part mermaid boarding and part tiled, a tiled floor, a hardwood window, a central heating radiator and a light to the ceiling. The central heating boiler is housed within a cupboard.



### **LANDING**

Up the stairs to the first floor accommodation where doors to the bedrooms lead off. There is a light and loft access to the ceiling.

### **BEDROOM 1**

11'2 x 11'5 (3.40m x 3.48m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a built in cupboard and a light to the ceiling.





## 21 NICHOLSON STREET, CLEETHORPES

### **BEDROOM 2**

11'2 x 11'5 (3.40m x 3.48m)

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



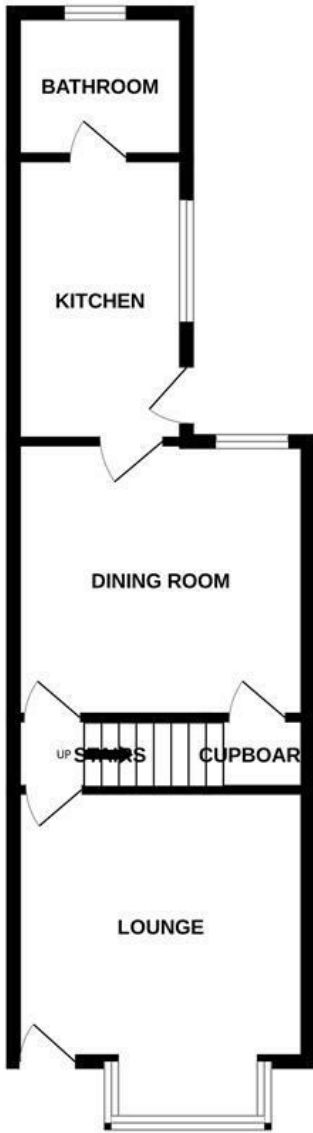
### **OUTSIDE**

The front garden has a walled boundary and is laid to concrete for ease of maintenance.

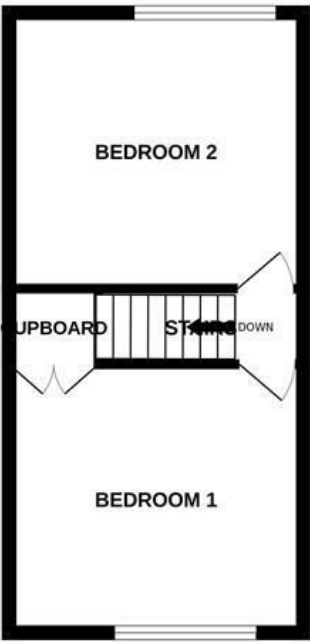
The rear garden has a walled and fenced boundary with a wooden gate and is mainly laid to concrete with established borders. There is an outside light and tap.



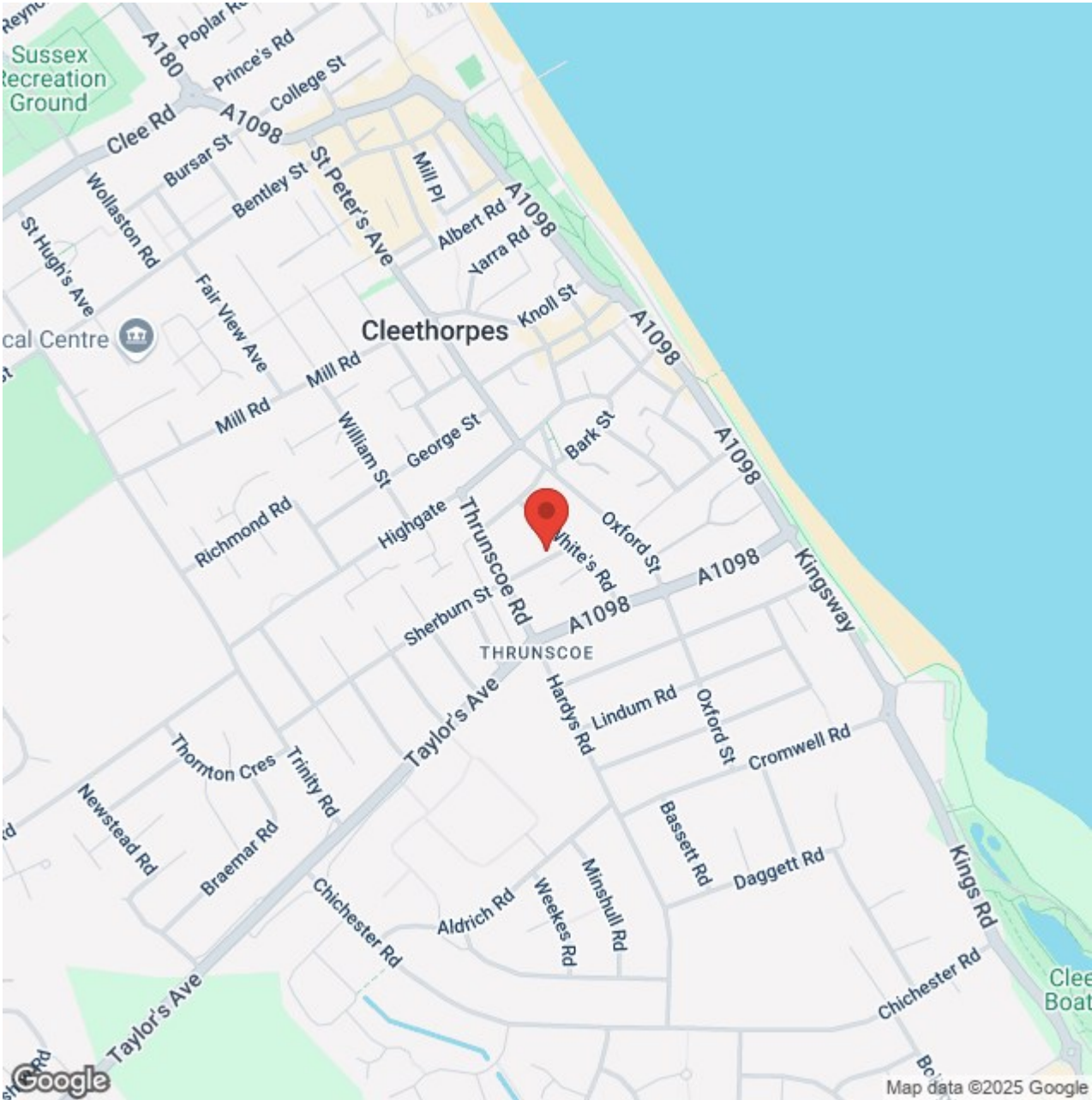
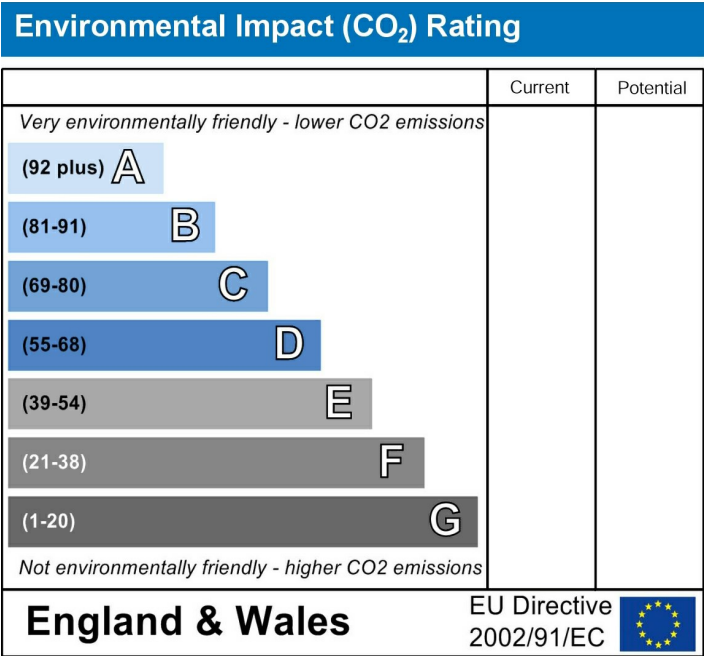
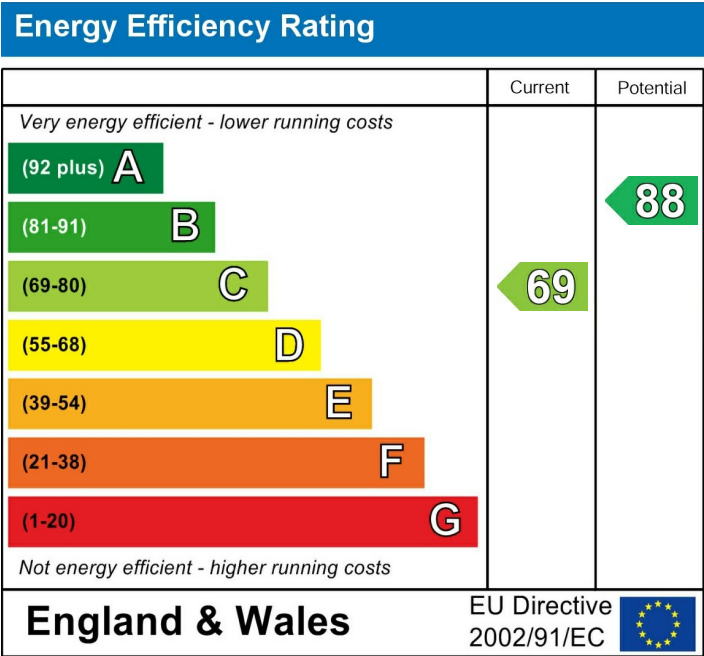
GROUND FLOOR



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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## 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).

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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 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