

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

51 LADY FRANCES CRESCENT, CLEETHORPES

PURCHASE PRICE £140,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£140,000

TENURE

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



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51 LADY FRANCES CRESCENT, CLEETHORPES

Nestled in the charming Lady Frances Crescent, this delightful mid-terrace house in Cleethorpes offers a wonderful opportunity for first-time buyers. With no chain involved, you can move in without delay and start enjoying your new home right away.

The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The lounge provides a comfortable space to unwind, while the dining room is ideal for family meals or hosting friends. The fitted kitchen is functional and well-equipped, making meal preparation a breeze.

This home features three well-proportioned bedrooms, providing ample space for a growing family or guests. The bathroom, along with a separate WC, adds convenience to daily routines.

Outside, you will find both front and rear gardens, offering a lovely outdoor space for gardening or simply enjoying the fresh air. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Located close to local amenities, schools, and Cleethorpes sea front, this property is perfectly positioned for those who appreciate both convenience and leisure. Whether you are looking to start your journey as a homeowner or seeking a solid investment, this terraced house is an excellent choice. Don't miss the chance to make it your own.

ENTRANCE HALL

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

LOUNGE

12'8 x 12'3 (3.86m x 3.73m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator and a light to the ceiling.



51 LADY FRANCES CRESCENT, CLEETHORPES

LOUNGE



DINING/SITTING ROOM

19'11 x 10'8 (6.07m x 3.25m)

The spacious dining/sitting room with two u.PVC double glazed windows, a central heating radiator and there are two lights to the ceiling.



DINING/SITTING ROOM



KITCHEN

22'2 x 7'0 (6.76m x 2.13m)

The kitchen with a range of light and dark grey wall and base units, contrasting work surfaces and a breakfast bar, tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is space for a cooker with an extractor fan above, plumbing for a washing machine, space for an under counter fridge and freezer. There is a wall mounted central heating radiator, a u.PVC double glazed window and door, a central heating radiator, vinyl to the floor and a light to the ceiling.



51 LADY FRANCES CRESCENT, CLEETHORPES

KITCHEN



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is an airing cupboard and a light to the ceiling.

WC

5'5 x 2'8 (1.65m x 0.81m)

With a white toilet, a u.PVC double glazed window and a light to the ceiling.

BATHROOM

5'5 x 6'7 (1.65m x 2.01m)

With a white suite comprising of a panelled bath with chrome taps and a chrome shower, a pedestal wash hand basin with chrome taps. A u.PVC double glazed window, part tiled walls, a central heating radiator and a light to the ceiling.



51 LADY FRANCES CRESCENT, CLEETHORPES

BEDROOM 1

10'9 x 14'4 (3.28m x 4.37m)

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



BEDROOM 1



51 LADY FRANCES CRESCENT, CLEETHORPES

BEDROOM 2

11'11 x 10'8 (3.63m x 3.25m)

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.



BEDROOM 2



51 LADY FRANCES CRESCENT, CLEETHORPES

BEDROOM 3

10'9 decreasing to 7'9 x 7'2 (3.28m decreasing to 2.36m x 2.18m)

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



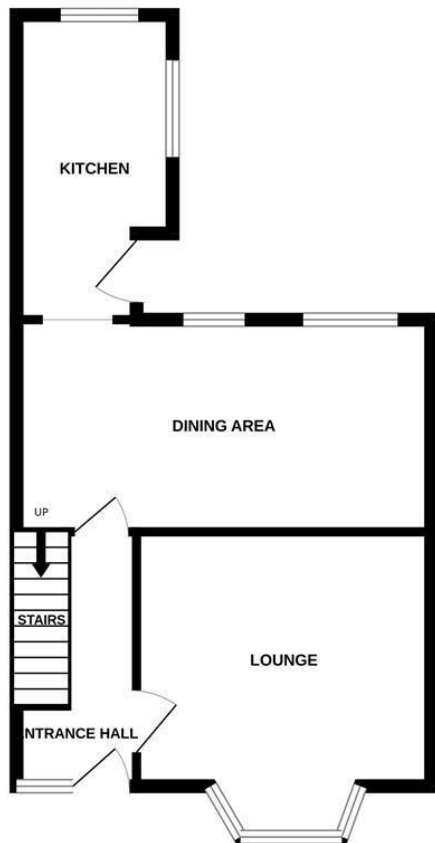
OUTSIDE

The front garden has a fenced boundary and is concreted for ease of maintenance.

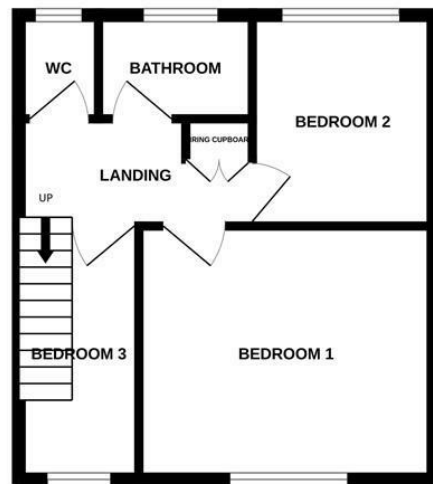
The rear garden has a fenced boundary with a wooden gate and is laid to lawn with a patio area and look out over open fields.



GROUND FLOOR




1ST FLOOR




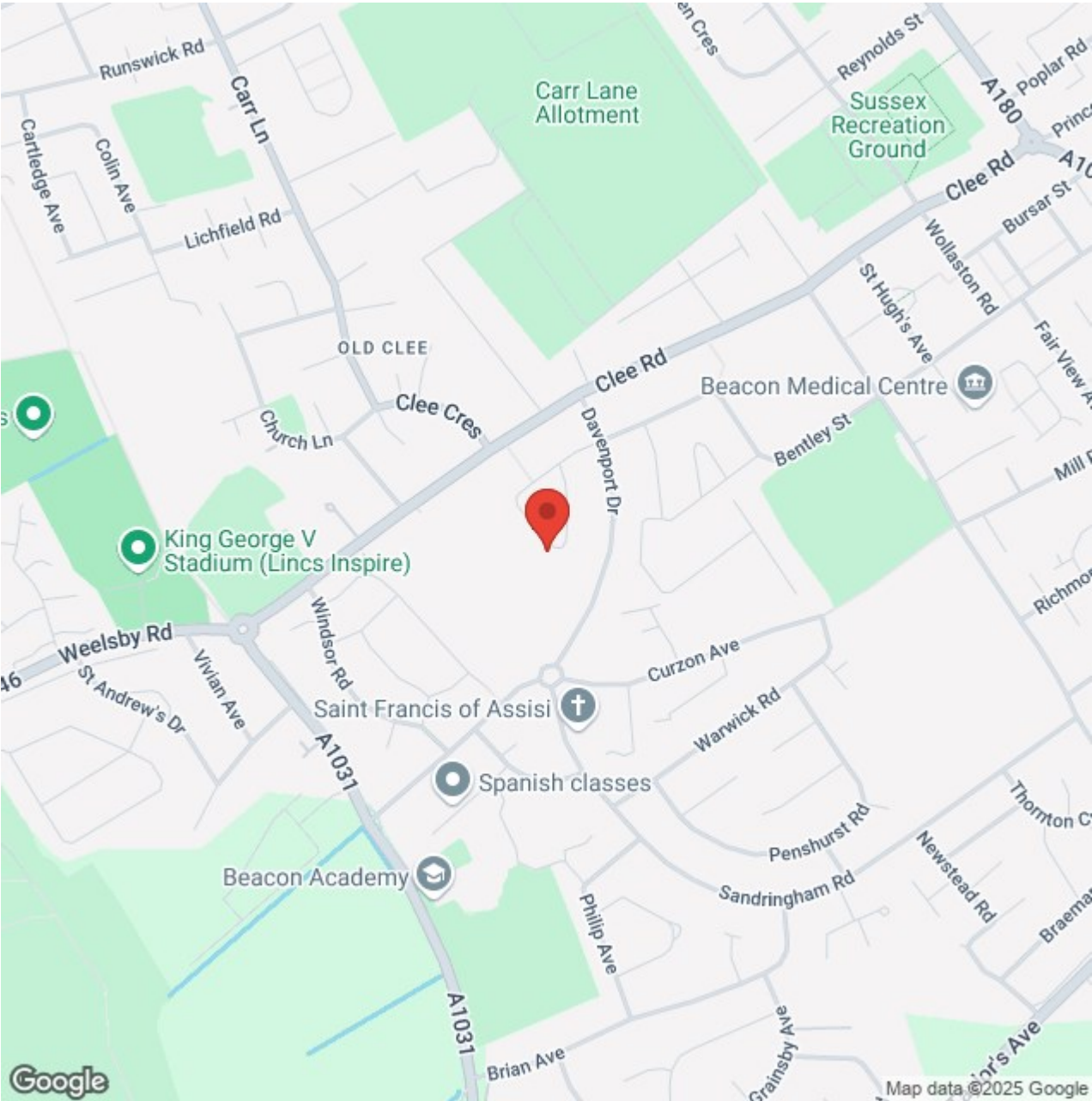
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		86
(81-91) B		
(69-80) C	71	
(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 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		
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 of £495 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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