

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

71 WHITES ROAD, CLEETHORPES

PURCHASE PRICE £139,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£139,950

TENURE

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



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71 WHITES ROAD, CLEETHORPES

Nestled on Whites Road in the charming coastal town of Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is move-in ready and boasts a prime location just a stone's throw from the picturesque seafront.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen is conveniently located, leading to a downstairs bathroom that adds to the practicality of the home. Ascending to the first floor, you will discover three generously sized double bedrooms, perfect for accommodating family or guests.

The property is complemented by both front and rear gardens, offering a lovely outdoor space for enjoying the fresh sea air. Additional features include double glazing and gas central heating, ensuring comfort throughout the year.

This charming home is not only ideal for those looking to step onto the property ladder but also presents a wonderful opportunity for anyone seeking a coastal retreat. With its close proximity to the sea front and local amenities, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

LOUNGE

14'0 x 12'9 (4.27m x 3.89m)

Through a u.PVC double glazed door with side panel into the lounge with a u.PVC double glazed window, a white painted fire surround with a tiled back and hearth, a central heating radiator and wall lights. There is a light and coving to the ceiling.



LOUNGE



71 WHITES ROAD, CLEETHORPES

DINING ROOM

14'8 x 12'9 (4.47m x 3.89m)

With a u.PVC double glazed window, a built in cupboard with shelves, stairs to the first floor accommodation. A white painted fire surround with a tiled back and hearth, a central heating radiator and a light to the ceiling.



DINING ROOM



71 WHITES ROAD, CLEETHORPES

KITCHEN

11'11 x 7'10 (3.63m x 2.39m)

The kitchen with a range of wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is space for a cooker, plumbing for a washing machine and a wall mounted central heating boiler. A u.PVC double glazed window, a tiled floor and a light to the ceiling.



KITCHEN



LOBBY

7'9 x 4'0 (2.36m x 1.22m)

With a u.PVC double glazed door, a central heating radiator, a tiled floor and a light to the ceiling.

71 WHITES ROAD, CLEETHORPES

BATHROOM

5'7 x 7'4 (1.70m x 2.24m)

The bathroom with a white suite comprising of a panelled bath with chrome taps and an electric shower above, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, 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 and there is a light to the ceiling.

BEDROOM 1

11'3 x 12'9 (3.43m x 3.89m)

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.



71 WHITES ROAD, CLEETHORPES

BEDROOM 2

11'5 x 9'8 (3.48m x 2.95m)

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



BEDROOM 3

11'10 x 7'10 (3.61m x 2.39m)

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



71 WHITES ROAD, CLEETHORPES

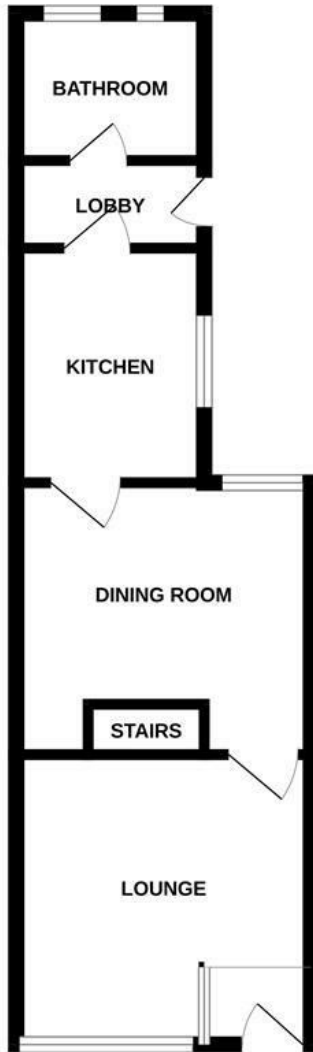
OUTSIDE

The front garden has a walled boundary with a wooden gate and is laid to concrete and decorative stones for ease of maintenance.

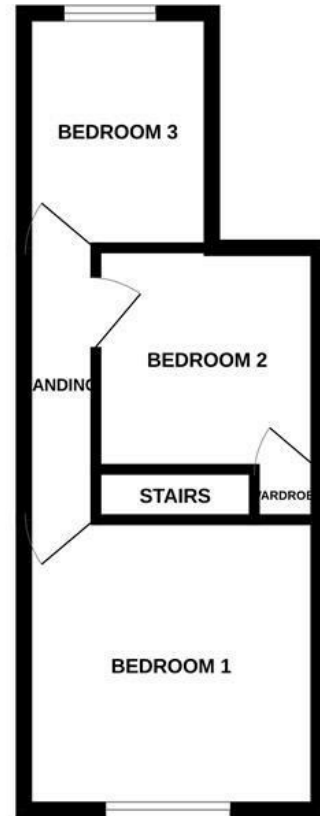
The rear garden has a walled and fenced boundary and is laid to lawn with a concrete path.



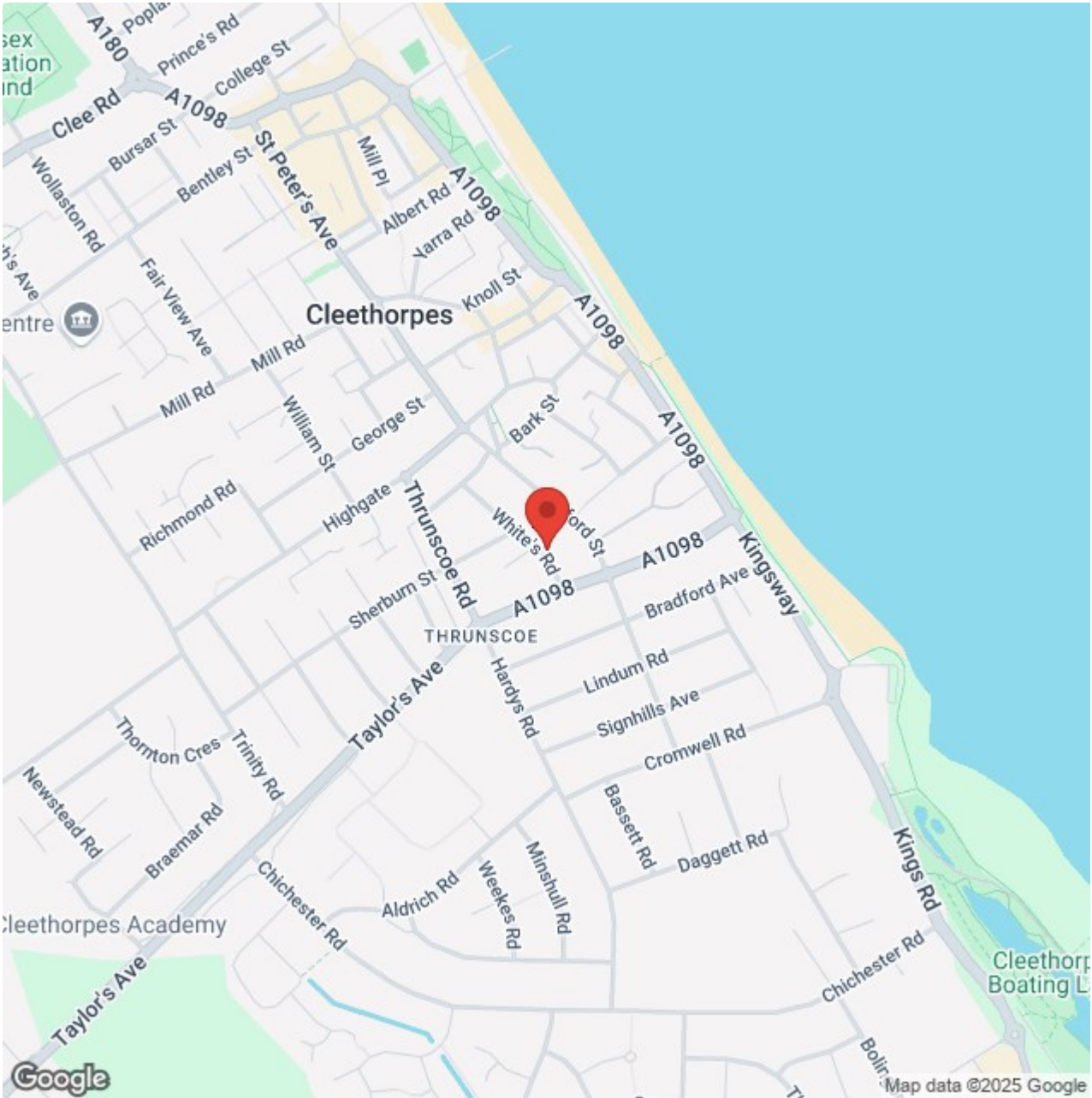
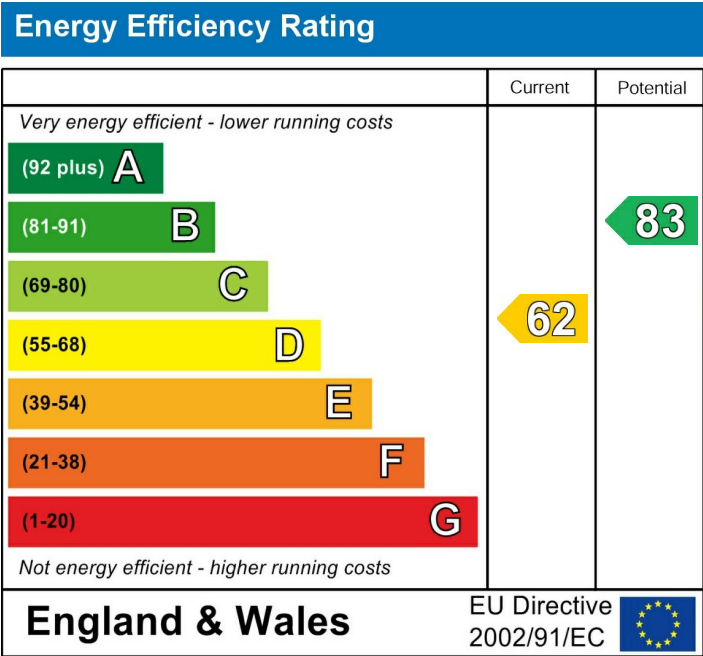
GROUND FLOOR



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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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.

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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 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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