

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

87 TIVERTON STREET, CLEETHORPES

PURCHASE PRICE £117,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£117,000

TENURE

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



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87 TIVERTON STREET, CLEETHORPES

Nestled in the charming area of Tiverton Street, Cleethorpes, this beautifully presented mid-terrace property offers an ideal home for families and professionals alike. With its close proximity to local amenities and schools, convenience is at your doorstep.

Upon entering, you are welcomed into a spacious lounge/diner, perfect for both relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a delight. The property boasts three generously sized double bedrooms upstairs, ensuring ample space for rest and privacy. The downstairs bathroom is conveniently located, catering to the needs of the household.

This home is enhanced by double glazing throughout, ensuring warmth and comfort during the colder months, complemented by a reliable gas central heating system.

One of the standout features of this property is the fabulous rear garden, providing a tranquil outdoor space for gardening, play, or simply enjoying the fresh air.

Viewings are essential to fully appreciate the charm and potential of this delightful home. Don't miss the opportunity to make this property your own in the heart of Cleethorpes.

ENTRANCE PORCH

Through a u.PVC double glazed door into the entrance porch with a u.PVC double glazed window and there is 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. There is a central heating radiator, a door to the dining room and a light to the ceiling.

LOUNGE

13'7 into bay x 9'9 (4.14m into bay x 2.97m)

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 tiled back and a pebble effect gas fire within. A central heating radiator and there is a light to the ceiling.



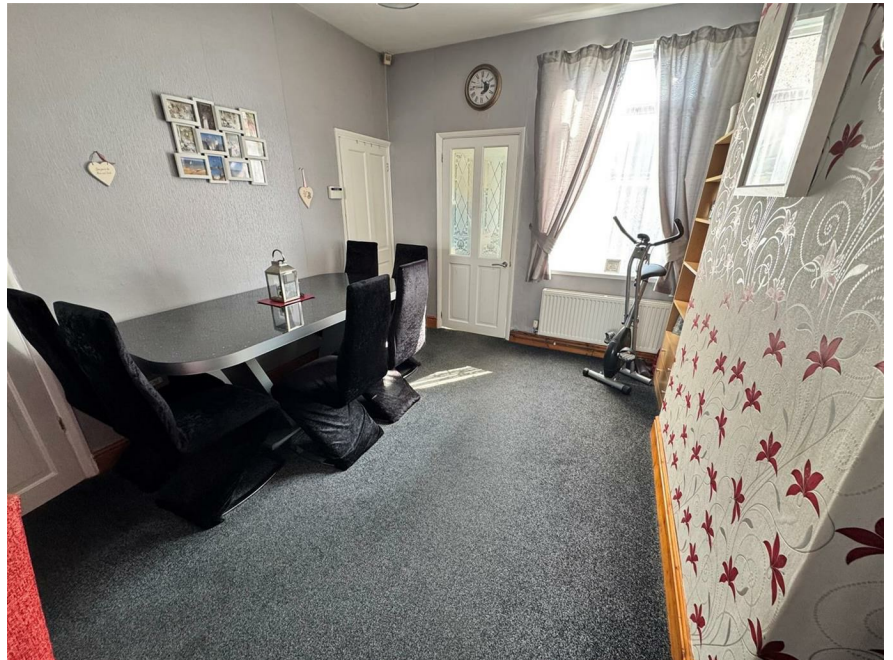
LOUNGE



DINER

12'4 x 10'2 (3.76m x 3.10m)

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



DINER

87 TIVERTON STREET, CLEETHORPES

KITCHEN

13'11 x 7'10 (4.24m x 2.39m)

The kitchen with a range of Beech effect wall and base units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. A housed electric double oven, a gas hob with a stainless steel extractor above. There is plumbing for a washing machine, a vent for a tumble dryer, the central heating boiler is housed within a cupboard. A u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



KITCHEN



KITCHEN



LOBBY

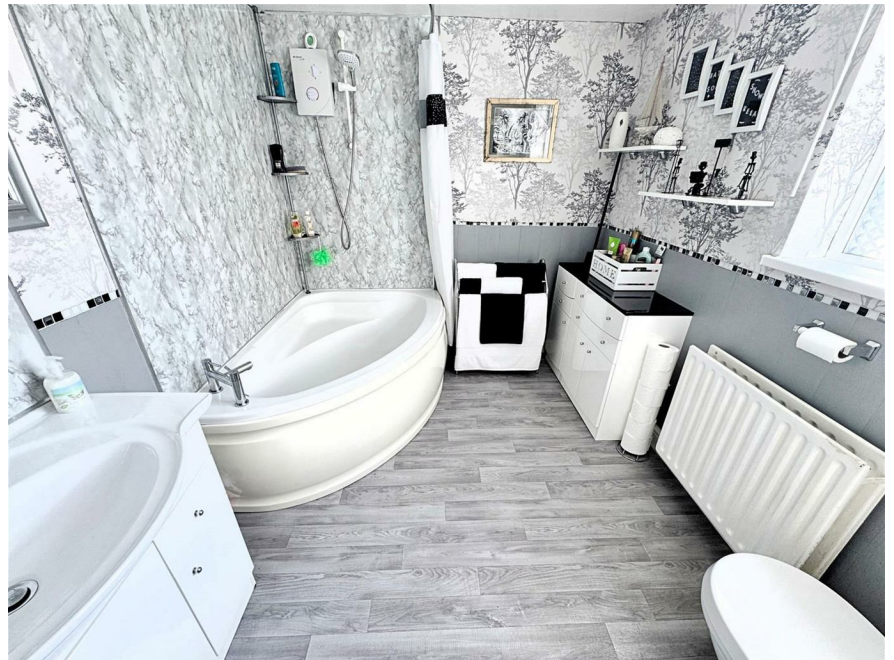
2'8 x 7'4 (0.81m x 2.24m)

The lobby with a u.PVC double glazed door that leads into the garden. There is shelving, laminate floor and a light to the ceiling

BATHROOM

7'4 x 9'5 (2.24m x 2.87m)

The spacious bathroom with a white suite comprising of corner bath with a chrome mixer tap, a vanity sink unit with a chrome mixer tap and a cabinetised toilet. A u.PVC double glazed window, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a built in cupboard, loft access with drop down ladders and the loft is part boarded and there is a light to the ceiling.

87 TIVERTON STREET, CLEETHORPES

BEDROOM 1

11'2 to wardrobes x 11'2 (3.40m to wardrobes x 3.40m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator, a range of fitted wardrobes with sliding doors and there is a light to the ceiling.



BEDROOM 1



87 TIVERTON STREET, CLEETHORPES

BEDROOM 2

12'6 x 7'7 (3.81m x 2.31m)

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



BEDROOM 2

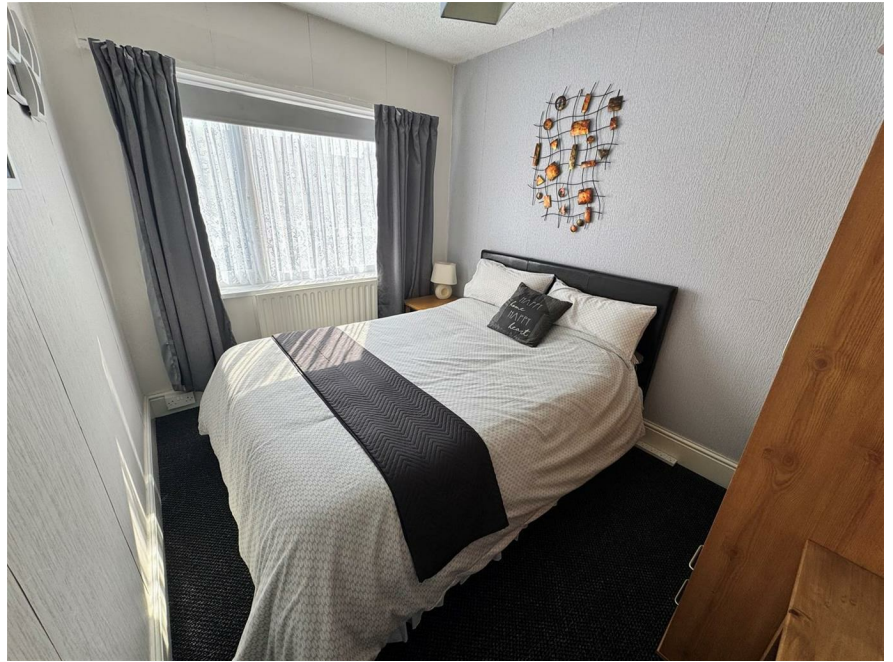


87 TIVERTON STREET, CLEETHORPES

BEDROOM 3

7'10 x 10'1 (2.39m x 3.07m)

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



OUTSIDE

The front garden has a walled and fenced boundary with a wooden gate 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 artificial grass with a paved patio area. There is breeze block and stone shed with light and power.

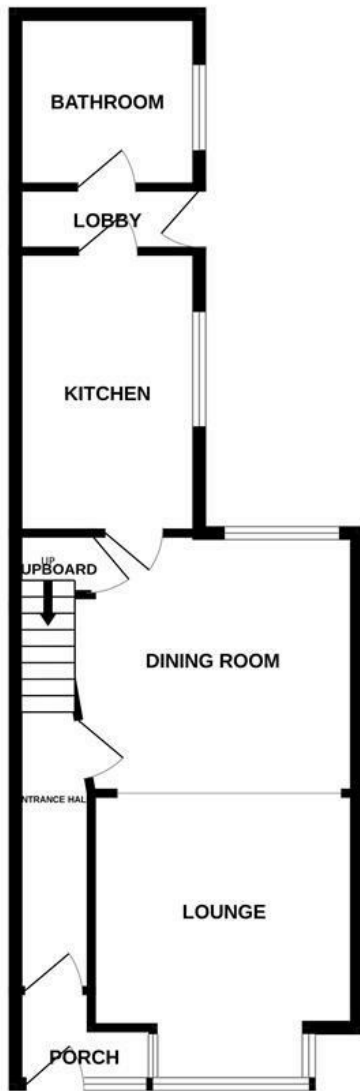


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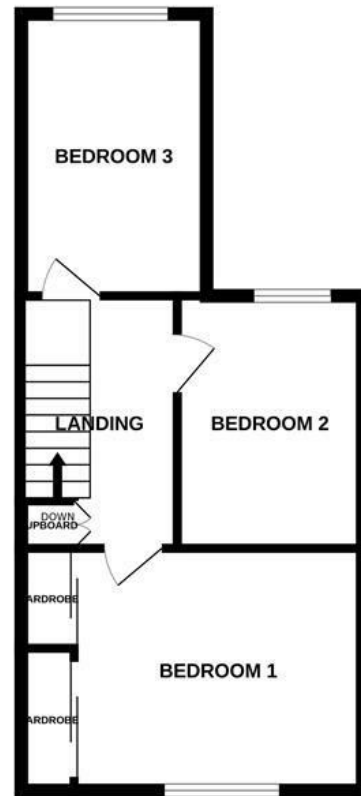
OUTSIDE



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 is given 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		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

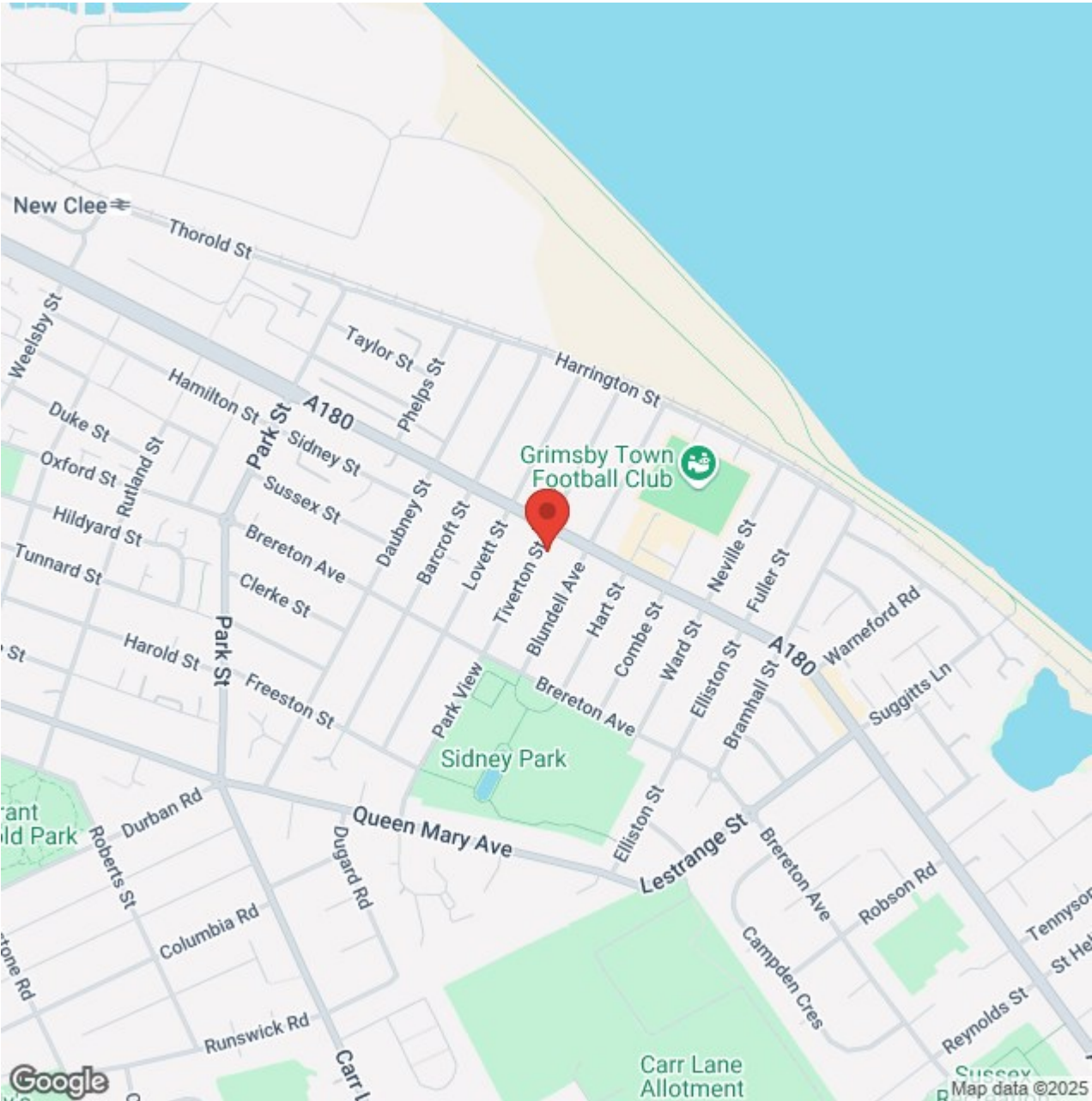
EU Directive 2002/91/EC

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.

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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.

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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