

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

16 NICHOLSON STREET, CLEETHORPES

PURCHASE PRICE £104,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£104,950

TENURE

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



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16 NICHOLSON STREET, CLEETHORPES

Nestled in the charming area of Nicholson Street, Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for those seeking a coastal lifestyle. With the seafront just a short stroll away, this property is perfectly positioned for enjoying the beautiful beaches and vibrant local amenities.

This chain-free home boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is complemented by a convenient utility room, making daily living both practical and enjoyable. The downstairs bathroom adds to the functionality of the home, ensuring ease of access for residents and guests alike.

On the first floor, you will find two generously sized double bedrooms, ideal for restful nights and personal retreats. The property benefits from gas central heating and uPVC double glazing, ensuring warmth and comfort throughout the year.

Outside, the front and rear gardens offer a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. This property is an ideal choice for first-time buyers, small families, or investors looking to capitalise on the desirable Cleethorpes location.

In summary, this terraced house on Nicholson Street is a wonderful opportunity to embrace a seaside lifestyle, combining comfort, convenience, and charm in one appealing package. Don't miss your chance to make this lovely property your new home.

LOUNGE

11'2 x 13'1 into bay (3.40m x 3.99m into bay)

Through a u.PVC double glazed front door into the lounge with a u.PVC double glazed walk-in bay window, a painted fire surround with a marble effect back and hearth. There is a central heating radiator, a light and coving to the ceiling.



16 NICHOLSON STREET, CLEETHORPES

LOUNGE



INNER HALL

The inner hall with stairs to the first floor accommodation and a there is a light to the ceiling.

DINING ROOM

11'1 x 11'2 (3.38m x 3.40m)

The dining room with a u.PVC double glazed window, a brick fire surround with a tiled hearth, an under stairs cupboard and a central heating radiator. There is a light and coving to the ceiling.



16 NICHOLSON STREET, CLEETHORPES

KITCHEN

11'2 x 6'7 (3.40m x 2.01m)

The kitchen with a range of wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window and door, space for a cooker, a central heating radiator, a tiled floor and a light to the ceiling.



KITCHEN



UTILITY ROOM

4'7 x 6'7 (1.40m x 2.01m)

With a u.PVC double glazed window, a central heating radiator, a work surface, plumbing for a washing machine and the wall mounted central heating boiler. There is a tiled floor, a light and loft access to the ceiling.

16 NICHOLSON STREET, CLEETHORPES

BATHROOM

5'6 x 6'7 (1.68m x 2.01m)

The bathroom with a white suite comprising of a panelled bath with chrome taps and a plumbed shower above, a pedestal wash hand basing with chrome taps and a toilet. A u.PVC double glazed window, a central heating 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 the bedrooms lead off. There is loft access to the ceiling.

BEDROOM 1

11'3 x 11'2 (3.43m x 3.40m)

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



BEDROOM 1



BEDROOM 2

11'3 x 11'2 (3.43m x 3.40m)

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



16 NICHOLSON STREET, CLEETHORPES

OUTSIDE

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

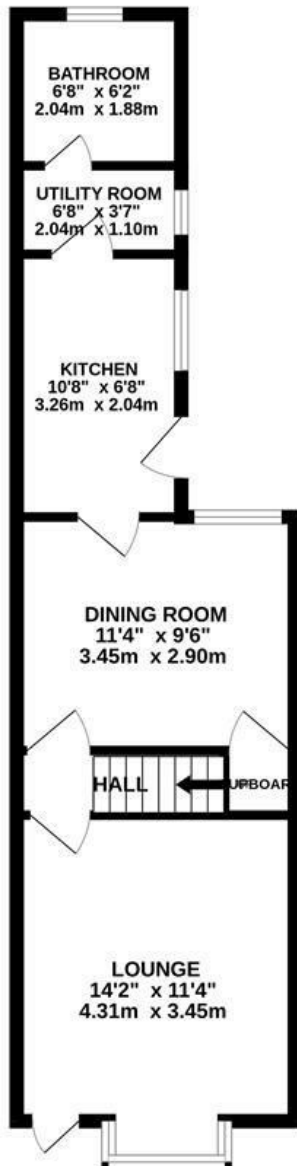
The rear garden has a walled and fenced boundary and a wooden gate. The garden is mainly laid to lawn with a patio area and a concrete path.



OUTSIDE



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80

England & Wales

EU Directive 2002/91/EC




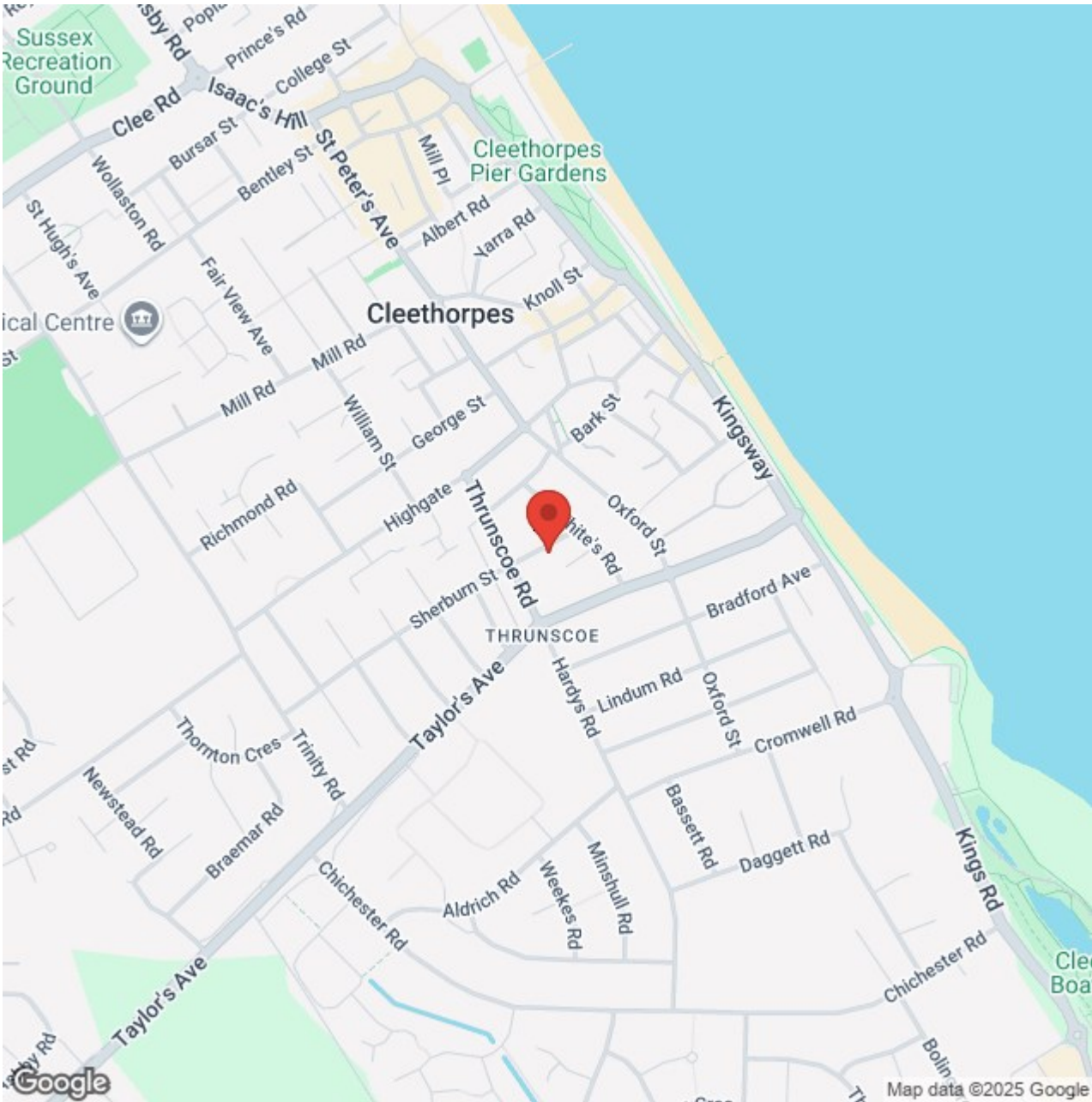
Environmental Impact (CO₂) Rating

	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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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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