

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 92 MILL ROAD, CLEETHORPES

**PURCHASE PRICE £160,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£160,000

#### TENURE

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



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## 92 MILL ROAD, CLEETHORPES

Bettles, Miles and Holland are pleased to offer for sale with no chain this spacious end terrace property over three floors. The property is located within walking distance of the Sea Front and all that it has to offer, it is also close to the local schools in the area. The property comprises of an entrance, a lounge with a walk-in bay window, a dining room opening into a fitted kitchen and there is a utility room/WC. To the first floor there is a double bedroom and a spacious four-piece bathroom and then to the second floor there is a further two good size bedrooms. The property benefits from u.PVC double glazing, gas central heating a good size rear garden and a small front garden.

### ENTRANCE HALL

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

### LOUNGE

11'6 into bay x 13'0 max (3.51m into bay x 3.96m max)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a white painted fire surround with a marble effect hearth and a gas fire. Laminate to the floor and a light to the ceiling.



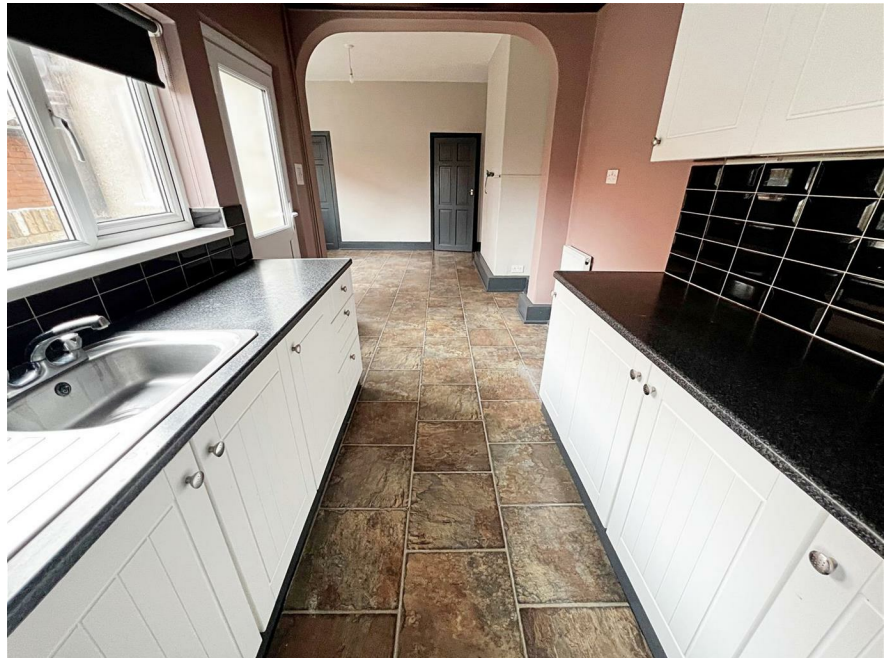


## 92 MILL ROAD, CLEETHORPES

### KITCHEN AREA

10'1 x 7'2 (3.07m x 2.18m)

With a range of white wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window and door, a central heating radiator, laminate to the floor and a light to the ceiling.



## 92 MILL ROAD, CLEETHORPES

### **DINING AREA**

11'1 x 13'0 (3.38m x 3.96m)

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



### **UTILITY ROOM**

3'10 x 7'2 (1.17m x 2.18m)

With a white WC, the wall mounted central heating boiler, plumbing for a washing machine, a central heating radiator and a u.PVC double glazed window. There is vinyl to the floor and a light to the ceiling.

### **LANDING**

Up the stairs to the first floor accommodation where doors to bedroom 1 and the bathroom lead off and there is a light to the ceiling and stairs to the second floor accommodation.

### **BATHROOM**

11'7 x 8'2 (3.53m x 2.49m)

This spacious bathroom with a white suite comprising of a corner bath with chrome taps, a pedestal wash hand basin with chrome taps, a WC, and a separate shower enclosure with an electric Triton shower. There is PVC boarding to the shower area and panelling to the remaining walls, a central heating radiator, a u.PVC double glazed window, vinyl to the floor and a light to the ceiling.





## 92 MILL ROAD, CLEETHORPES

### **BEDROOM 1**

13'0 x 9'6 (3.96m x 2.90m)

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



### **LANDING**

Up the stairs to the second floor accommodation where doors to bedrooms 2 and 3 lead off and there is a light to the ceiling.

### **BEDROOM 2**

13'0 max x 13'1 increasing to 15'8 (3.96m max x 3.99m increasing to 4.78m)

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



### **BEDROOM 3**

12'11 max x 8'2 (3.94m max x 2.49m)

With a velux window, a central heating radiator and a light to the ceiling.

## 92 MILL ROAD, CLEETHORPES

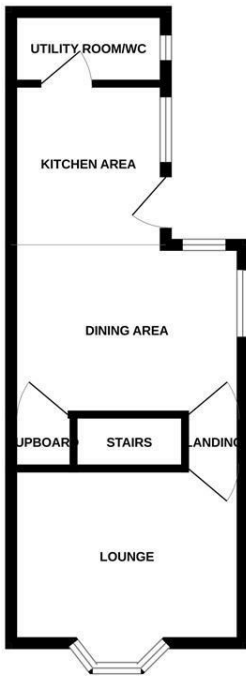
### OUTSIDE

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

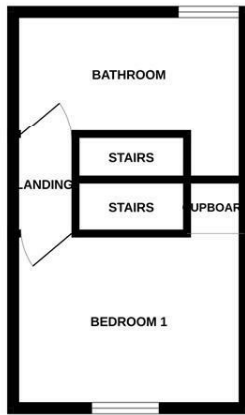
The rear garden has a walled and fenced boundary and is mainly laid to lawn with borders of established plants, shrubs and bushes. There is a concrete with block-paved edging patio area and crazy paved path to the bottom of the garden. There is a timber shed, an outside tap and light.



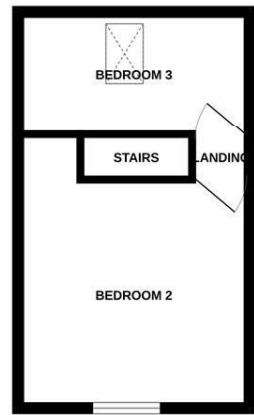
GROUND FLOOR



1ST FLOOR



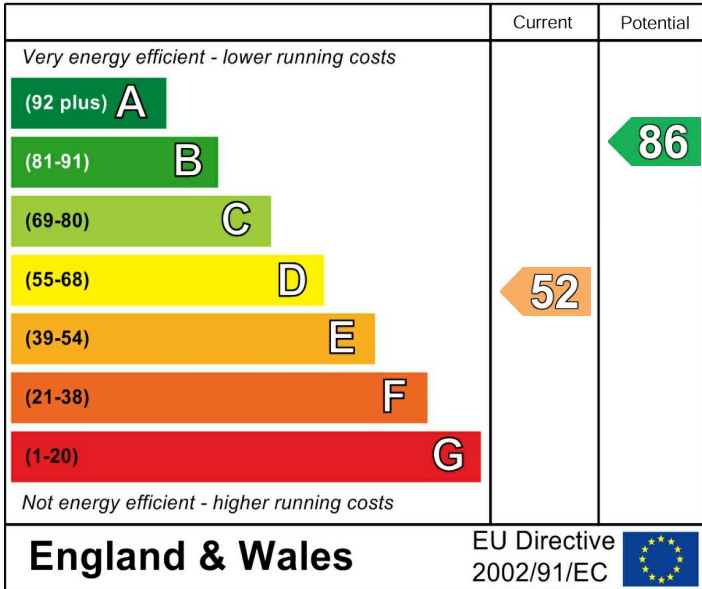
2ND FLOOR



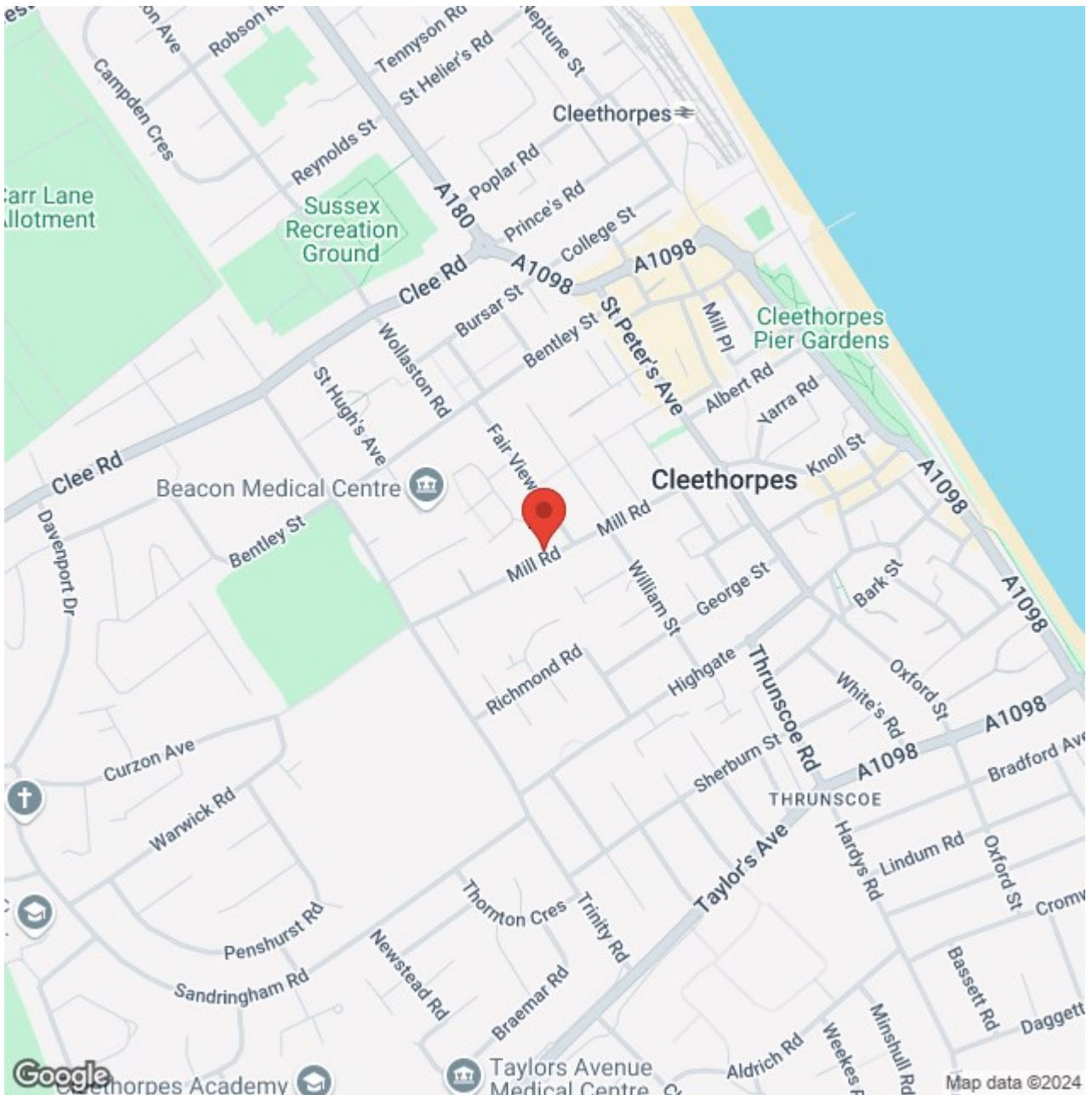
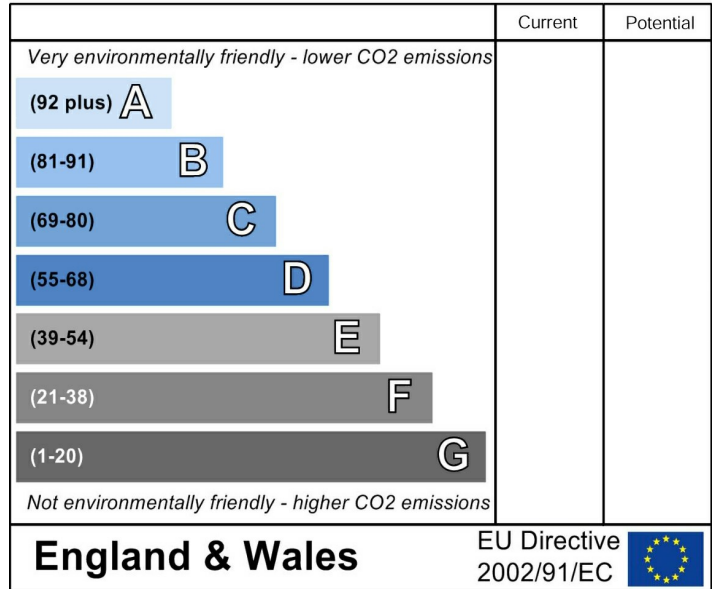
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



## Environmental Impact (CO<sub>2</sub>) Rating





## 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 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.**

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