

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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[www.bmhestateagents.com](http://www.bmhestateagents.com) [www.rightmove.co.uk](http://www.rightmove.co.uk)  
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### **PROPERTY FOR SALE** **6 WHITES ROAD, CLEETHORPES**



A really lovely property in this popular area within walking distance of all amenities and the sea front, 2 double bedrooms, 2 reception rooms, fitted kitchen with some integrated appliances, ground floor bathroom, GCH, double glazing. Front garden and nicely presented rear garden

Workers preferred - no pets - no smokers

Council Tax band A



**TO RENT - £525 PCM**

## **6 WHITES ROAD, CLEETHORPES**

### **DINING ROOM**

11'5" x 11'2" (3.50m x 3.41m)

The lovely dining room to the front, has a u.PVC double glazed and a walk in bay window with fitted blinds. It is newly decorated and has

v-groove laminate to the floors. Central heating radiator. A lovely built in fret work unit where there is broadband access and feature "Gas Living Flame" fire sat within a beautiful slate surround. Tiled hearth. This is a lovely room.

### **SITTING ROOM**

11'6" x 11'1" (3.51m x 3.40m)

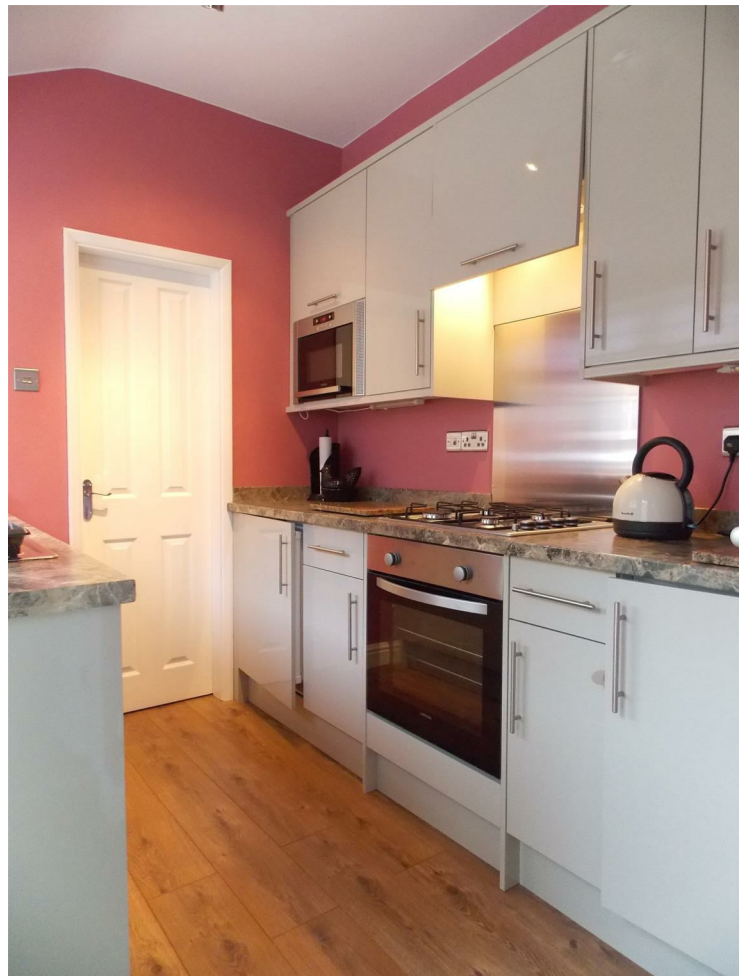
The lovely sitting room to the rear of the property with a u.PVC double glazed window. It has fitted blinds to the window, it is newly and beautifully decorated and also v-grooved laminate to the floor, central heating radiator, understairs cupboard and fretwork cupboard with extra cupboard below.



### **KITCHEN**

9'1" x 6'10" (2.77m x 2.10m)

The kitchen has a u.PVC double glazed window and door to the side with fitted blind. Newly skimmed walls and ceiling with v-groove laminate to the floor. The kitchen is brand new and in a great high gloss style to the walls and base with complimentary roll edge work top which incorporates a stainless steel sink and a whole host of integral appliances which includes a fridge, freezer, oven, hob, extractor fan, dishwasher, washing machine and micro wave. Central heating radiator.



### **BATHROOM**

With a u.PVC double glazed window. Newly skimmed walls and ceiling and with v-groove laminate to the floor. The suite comprises of a bath with chrome mixer taps over, pedestal wash hand basin with chrome mixer taps, low flush toilet, central heating radiator and a new boiler.

## **6 WHITES ROAD, CLEETHORPES**

### **STAIRS TO 1ST FLOOR ACCOMMODATION**

Stairs leading to the two bedrooms.

### **BEDROOM 1**

11'1" x 11'1" (3.40m x 3.40)

The main bedroom is to the front of the property with a u.PVC double glazed window with fitted blind. Decorated in a stone colour to the walls and new carpeting to the floor, central heating radiator. Cupboard for storage.



### **BEDROOM 2**

11'6" x 11'2" (3.51m x 3.42m)

The second bedroom has a u.PVC double glazed window to the rear. This room is a double size, decorated in a light stone colour to the walls, new carpeting to the floor. Central heating radiator, loft access with pull down ladder.



### **GARDENS**

The front and rear garden are both fairly low maintenance. The rear garden is fully enclosed within a walled boundary and laid to lawn, garden shed. Outside tap.



**6 WHITES ROAD, CLEETHORPES**



VIEWING

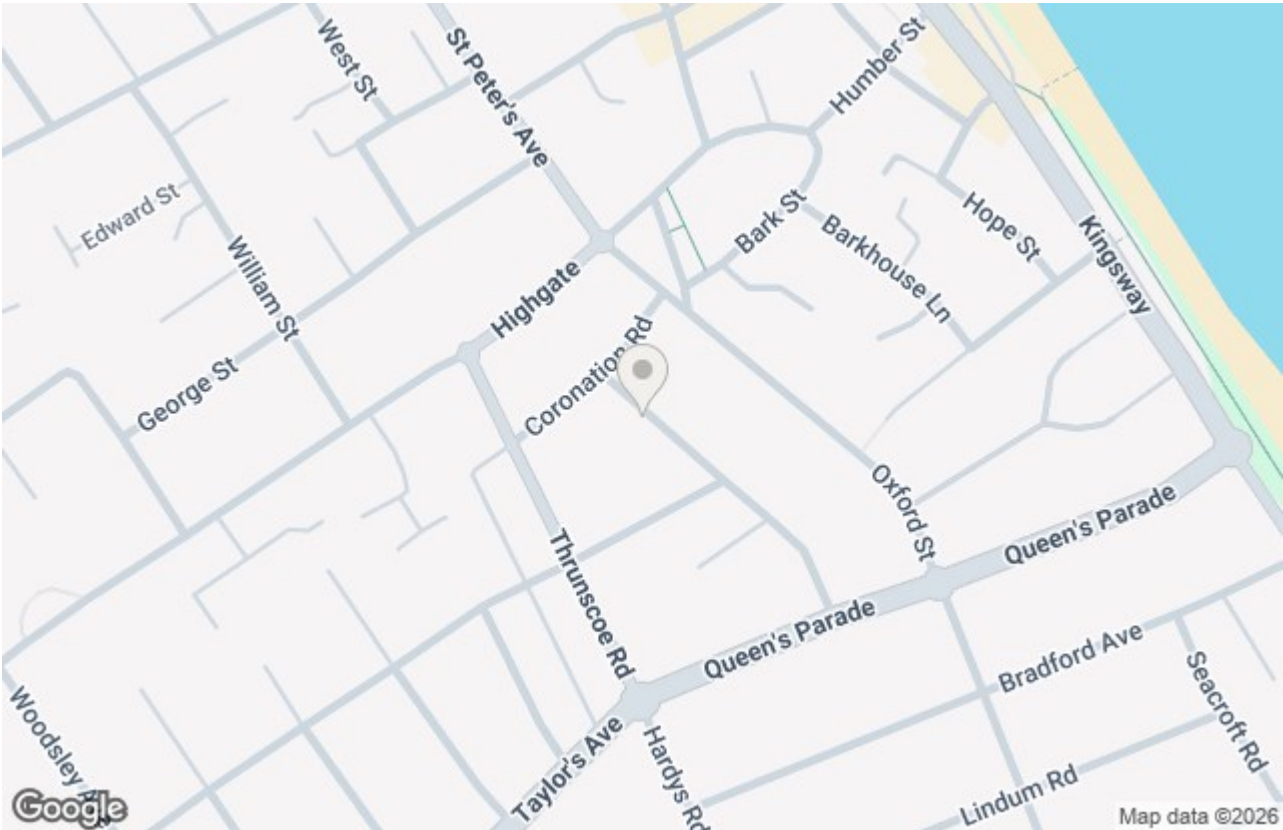
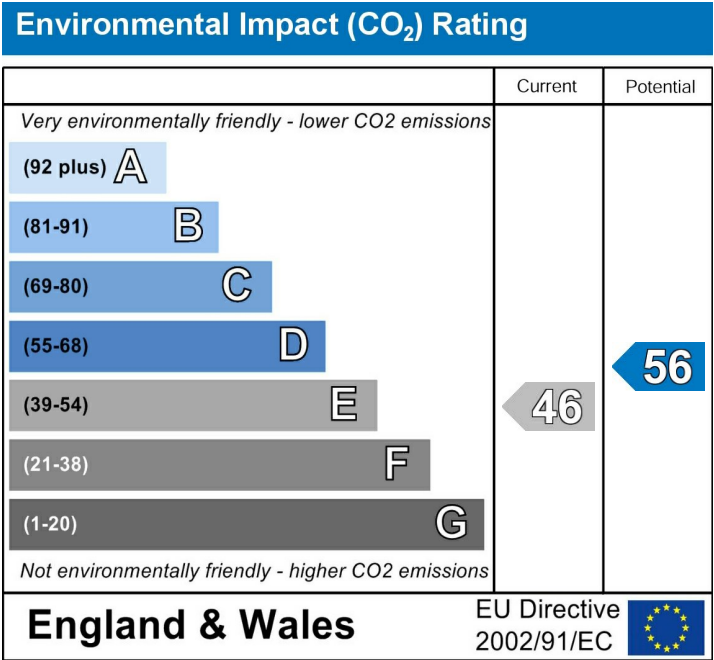
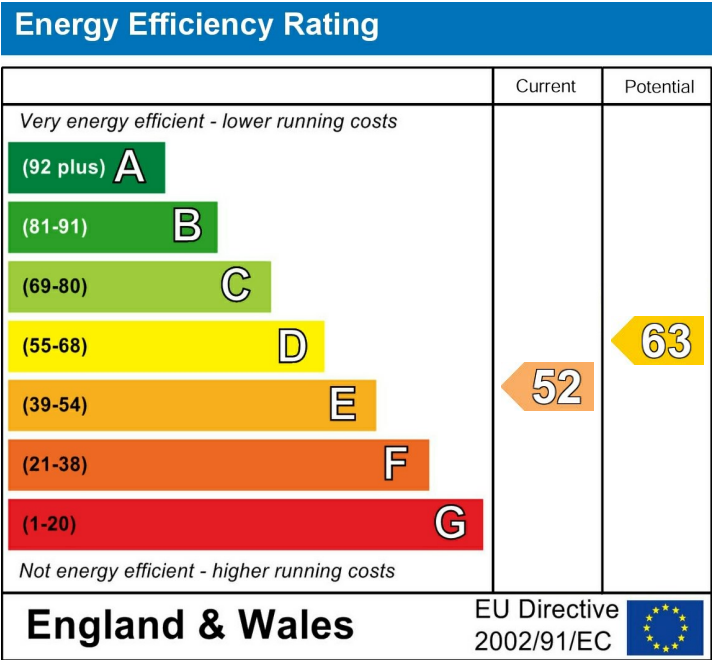
By appointment with this office

COUNCIL TAX BAND

A

TENURE

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



## **ADDITIONAL NOTES**

### **FREE VALUATIONS:**

**We offer a free valuation with no obligation, just call the office on 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 10 per cent + V.A.T. Call us if you are interested.**

### **FINANCIAL SERVICES**

**WE CAN OFFER INDEPENDENT MORTGAGE & FINANCIAL ADVICE.**

**With access to over 5,600 mortgages, our advisor will help you find the best mortgage to suit you.**

**Bettles, Miles & Holland are now able to offer truly Independent Financial & Mortgage Advice.**

**They will act on your behalf in advising you on mortgages, Life Assurance, Pensions, or Unit Trust Products. Because your advisor is independent, he or she can advise you the products of different companies.**

**We are members of the Mortgage Code Compliance Board**

**Mortgages are not regulated by the PIA. All you have to do is call for an appointment!**

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland