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Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU
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PROPERTY FOR SALE
57 WARD STREET, CLEETHORPES

PURCHASE PRICE £105,000 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£105,000
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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57 WARD STREET, CLEETHORPES

Nestled in the charming area of Cleethorpes, this delightful end terrace house on Ward Street presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is move-in ready, allowing you to settle in without delay.

Upon entering, you are welcomed by into the entrance hall that leads to a comfortable lounge featuring a lovely walk-in bay window, perfect for enjoying natural light. The dining room provides an inviting space for family meals and gatherings, while the modern kitchen is well-equipped for all your culinary needs. Additionally, a utility room with a convenient WC enhances the practicality of the home.

The first floor boasts two double bedrooms, offering ample space for relaxation and rest. A box room provides versatility, whether for storage or as a small study. The modern bathroom is tastefully designed, ensuring comfort and convenience.

Outside, the property features low maintenance gardens, allowing you to enjoy outdoor space without the burden of extensive upkeep. With gas central heating and u.PVC double glazing throughout, this home is both warm and energy-efficient.

Situated close to local amenities, schools, and the beautiful Cleethorpes seafront, this property is ideally located for those seeking a vibrant community lifestyle. Do not miss the chance to make this charming house your new home.

ENTRANCE HALL

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

LOUNGE

13'5 into bay x 9'0 (4.09m into bay x 2.74m)
The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a light, coving and ceiling rose to the ceiling. Double doors into the dining room.



57 WARD STREET, CLEETHORPES

DINING ROOM

12'7 x 9'4 increasing to 12'2 (3.84m x 2.84m increasing to 3.71m)
With a u.PVC double glazed window, a central heating radiator, a light, coving and ceiling rose to the ceiling.



DINING ROOM



57 WARD STREET, CLEETHORPES

KITCHEN

12'6 x 7'4 (3.81m x 2.24m)

The kitchen with a range of cream wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. A housed electric oven, a gas hob with a stainless steel extractor fan above. A u.PVC double glazed window and door, tiled splash backs, a tiled floor and a light to the ceiling.



KITCHEN



UTILITY ROOM

7'0 x 4'6 (2.13m x 1.37m)

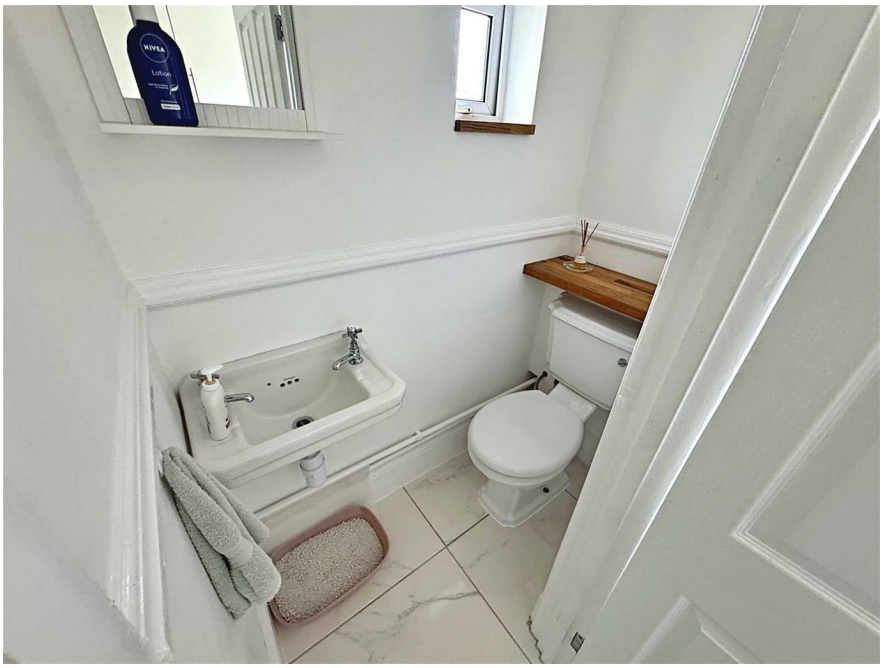
With a u.PVC double glazed window, cream wall units, plumbing for a washing machine and space for a tumble dryer. A tiled floor, a storage area and a light to the ceiling.



WC

2'0 x 4'10 (0.61m x 1.47m)

With a toilet, a wall mounted sink with chrome taps, a u.PVC double glazed window, a tiled floor and a light to the ceiling.



57 WARD STREET, CLEETHORPES

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A built in cupboard, a light, coving and loft access to the ceiling.



BEDROOM 1

10'8 x 12'6 (3.25m x 3.81m)

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



BEDROOM 1



BEDROOM 2

12'6 x 7'3 (3.81m x 2.21m)

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



BEDROOM 3

6'8 x 7'6 (2.03m x 2.29m)

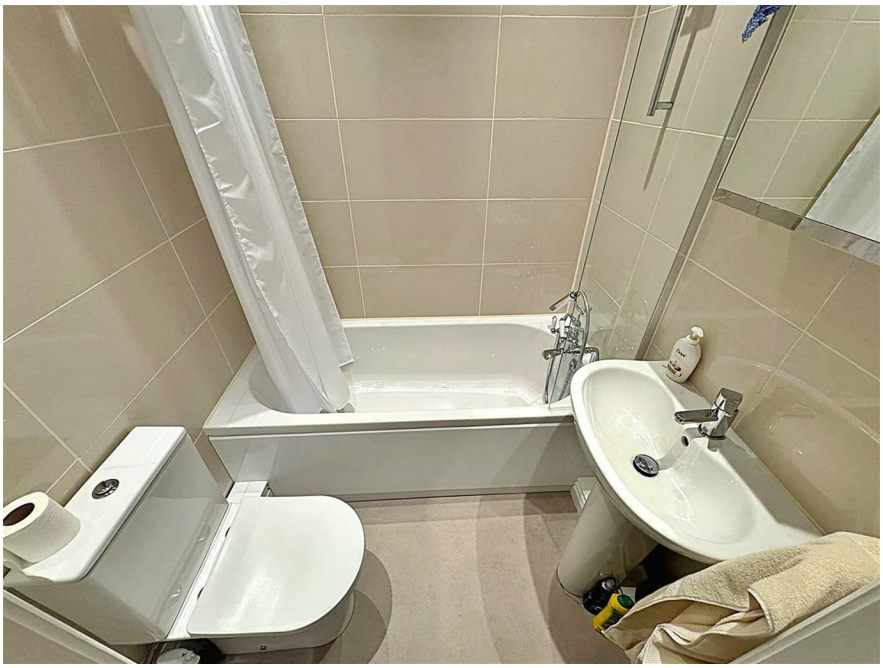
This box room with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



BATHROOM

4'10 x 4'5 (1.47m x 1.35m)

Comprising of a white suite with a panelled bath and a chrome mixer shower tap, a pedestal wash hand basin with chrome taps and a toilet. The walls are part tiled and part PVC boarding, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



57 WARD STREET, CLEETHORPES

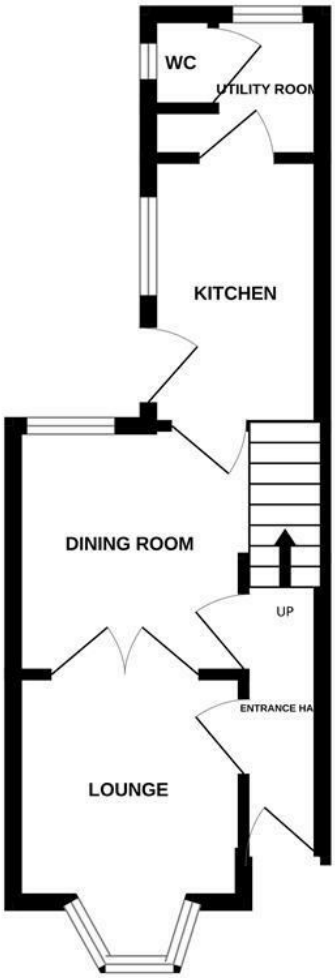
OUTSIDE

The front garden has a walled boundary and is laid to concrete with block-paved edging.

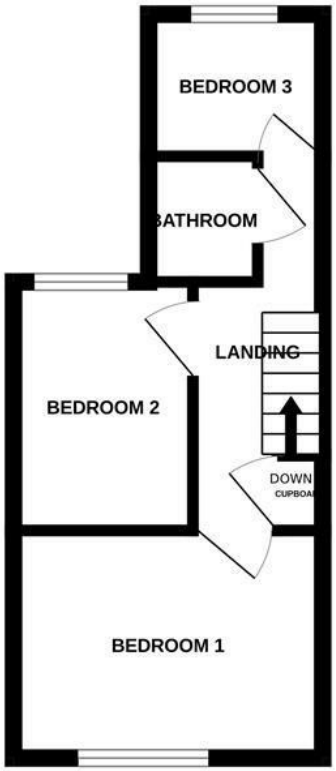
The rear garden has a walled boundary with a wooden gate and is mainly laid to lawn with established boarders and a patio area at both ends of the garden.



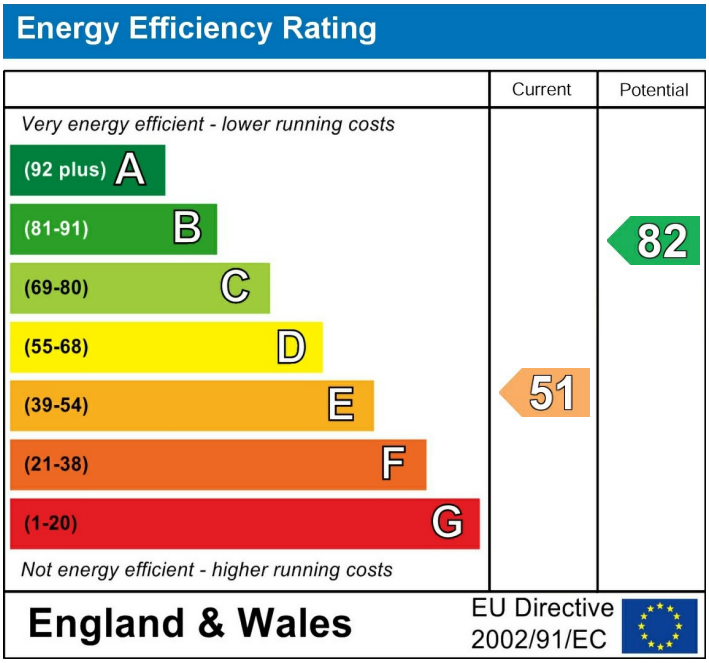
GROUND FLOOR

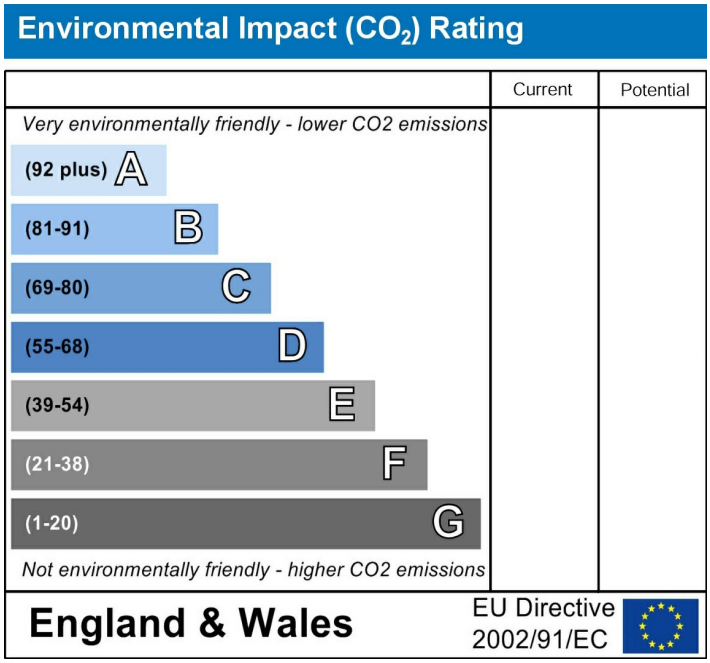


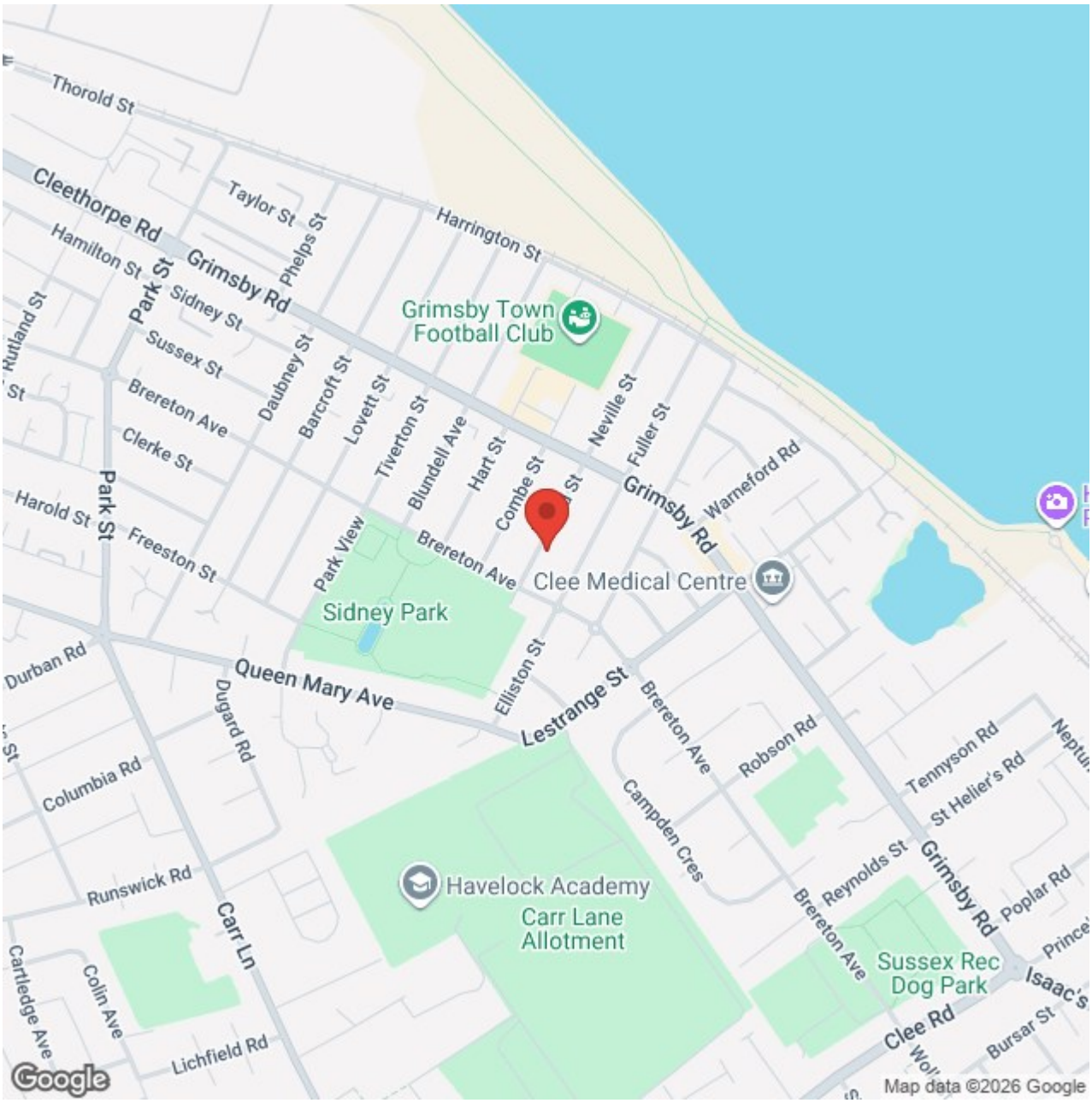
1ST FLOOR



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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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
51
82
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) 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


Thorold St
Cleethorpe Rd
Taylor St
Phelps St
Harrington St
Hamilton St
Grimsby Rd
Park St
Sidney St
Grimsby Town Football Club
Rutland St
Sussex St
Brereton Ave
Daubney St
Barcroft St
Lovett St
Tiverton St
Blundell Ave
Hart St
Combe St
Neville St
Fuller St
Warneford Rd
Clerke St
Harold St
Freeston St
Park View
Clee Medical Centre
Sidney Park
Durban Rd
Queen Mary Ave
Dugard Rd
Elliston St
Lestrange St
Columbia Rd
Robson Rd
Campden Cres
Tennyson Rd
St Helier's Rd
Runswick Rd
Carr Ln
Havelock Academy
Carr Lane Allotment
Reynolds St
Poplar Rd
Cartledge Ave
Colin Ave
Lichfield Rd
Sussex Rec Dog Park
Clee Rd
Bursar St
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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.**

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