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Estate Agents - Valuers

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PROPERTY FOR SALE
16 MONTAGUE STREET, CLEETHORPES

PURCHASE PRICE £69,950 - FREEHOLD



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£69,950
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

16 MONTAGUE STREET, CLEETHORPES

Nestled in the charming area of Montague Street, Cleethorpes, this mid-terrace house presents an excellent opportunity for investors as the property is being sold with tenants in situ. The property comprises of an entrance porch that leads into a hall, setting the tone for the rest of the home. The ground floor features a generous lounge/diner, perfect for entertaining or relaxing with family. The fitted kitchen is both practical and functional, while the downstairs bathroom adds convenience for everyday living.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for a growing family or guests. The house benefits from double glazing throughout, ensuring warmth and comfort, complemented by a reliable gas central heating system.

Outside, the property offers both front and rear gardens, providing a lovely outdoor space for enjoyment. Its location means you are just a stone's throw away from local amenities and the beautiful seafront.

ENTRANCE PORCH
Through a u.PVC double glazed door into porch with vinyl to the floor and a hardwood and glazed door into the hall.

HALL
The hall with stairs to the first floor accommodation, a central heating radiator, a light and coving to the ceiling.

LOUNGE AREA
10'6 x 9'3 (3.20m x 2.82m)
The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a white fire surround with a marble effect back and hearth, a central heating radiator and a light to the ceiling.



DINING AREA
9'4 increasing to 12'5 x 12'7 (2.84m increasing to 3.78m x 3.84m)
The dining area with a u.PVC double glazed window, a white fire surround with a marble effect back and hearth, a central heating radiator and a light to the ceiling.

16 MONTAGUE STREET, CLEETHORPES

KITCHEN

12'3 x 7'7 (3.73m x 2.31m)

With a range of white wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window and door, tiled splash backs, a stainless steel extractor fan, a wall mounted central heating boiler and plumbing for a washing machine. Vinyl to the floor and a light to the ceiling.



BATHROOM

7'10 x 7'8 (2.39m x 2.34m)

The bathroom comprising of a panelled bath with a chrome mixer tap, a pedestal wash hand basin with chrome taps and a toilet. Three u.PVC double glazed windows, part tiled walls, a central heating radiator, a tiled floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light and loft access to the ceiling.

16 MONTAGUE STREET, CLEETHORPES

BEDROOM 1

10'6 x 12'5 (3.20m x 3.78m)

Bedroom 1 is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 2

12'7 x 7'1 (3.84m x 2.16m)

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

BEDROOM 3

11'10 x 7'6 (3.61m x 2.29m)

Bedroom 3 is at the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

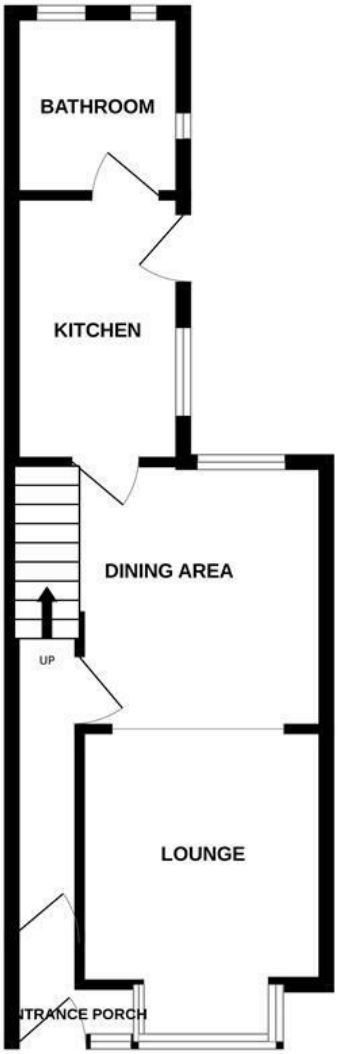
OUTSIDE

The front garden has a walled and fenced boundary and is laid to concrete.

The rear garden has a walled and fenced boundary and is laid to concrete for ease of maintenance.



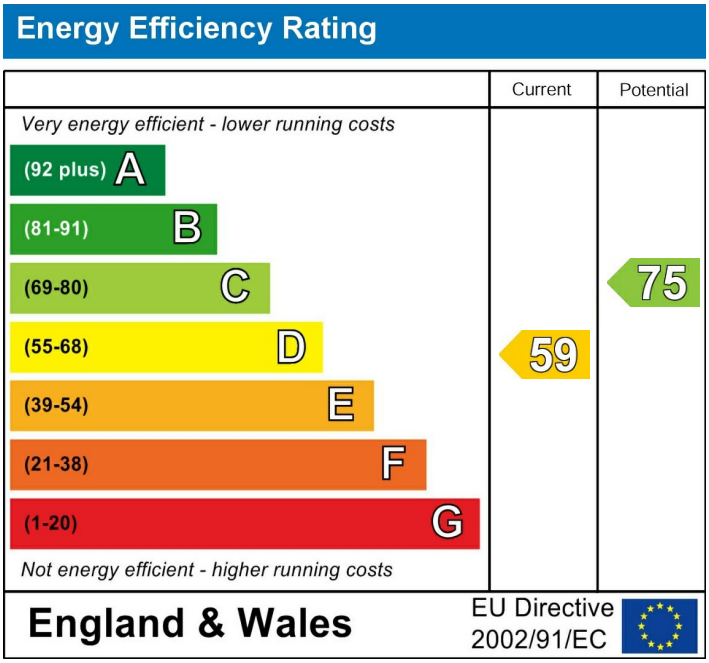
GROUND FLOOR

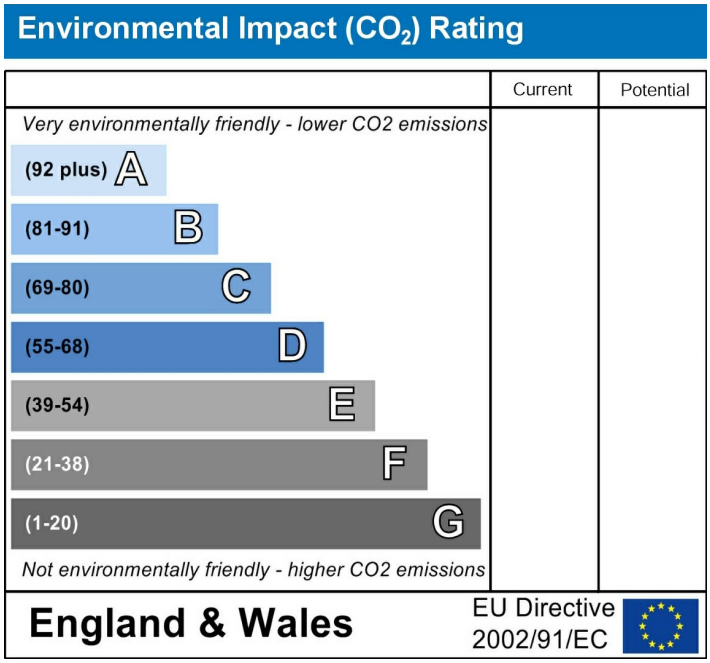


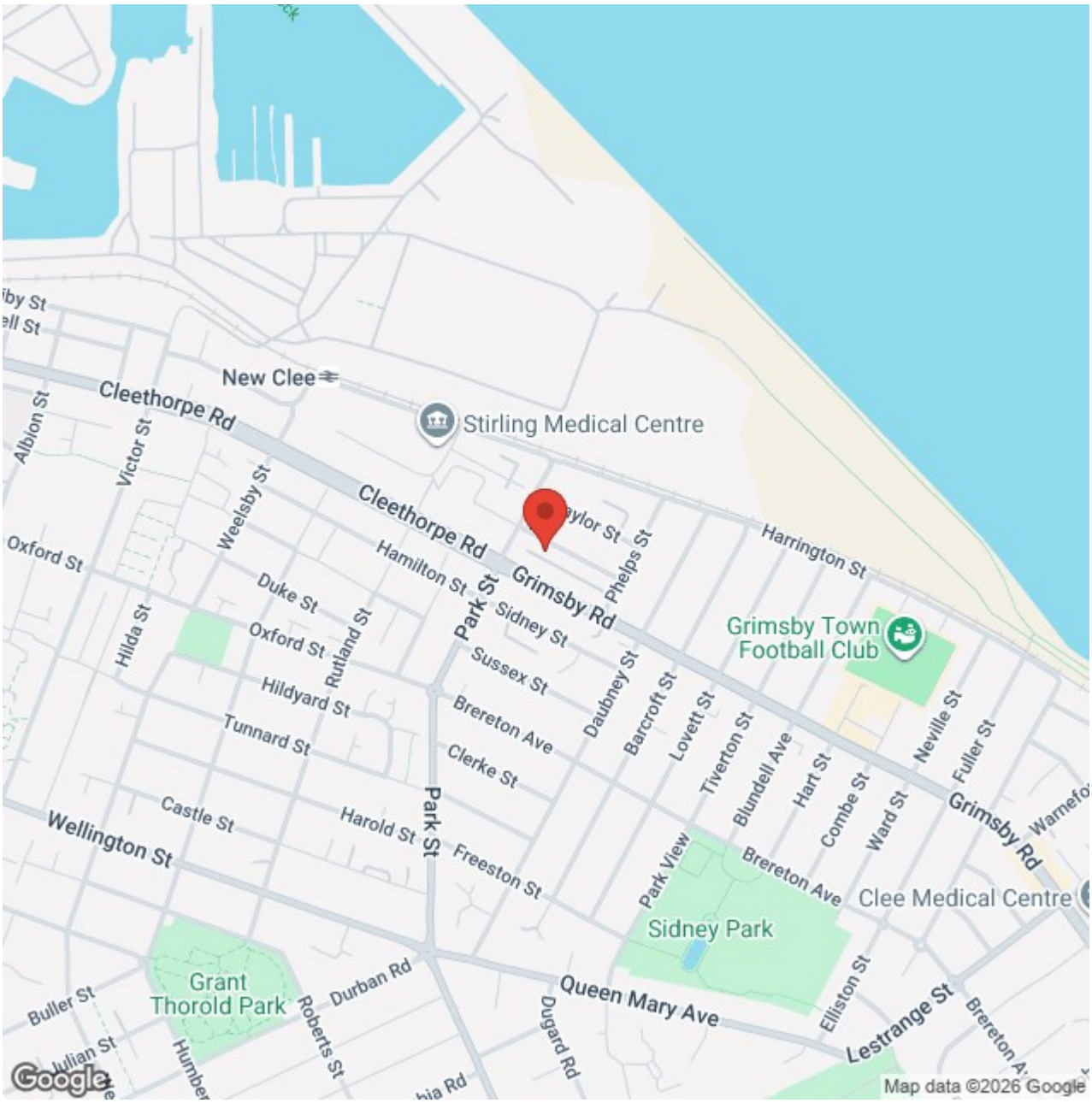
1ST FLOOR



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
59
75
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


New Clee
Cleethorpe Rd
Stirling Medical Centre
Albion St
Victor St
Weelsby St
Oxford St
Duke St
Hamilton St
Sidney St
Park St
Rutland St
Hilda St
Oxford St
Hildyard St
Tunnard St
Castle St
Wellington St
Harold St
Freeston St
Clerke St
Brereton Ave
Sussex St
Daubney St
Barcroft St
Lovett St
Tiverton St
Blundell Ave
Hart St
Combe St
Ward St
Neville St
Fuller St
Harrington St
Phelps St
Grimsby Rd
Grimsby Town Football Club
Park View
Brereton Ave
Clee Medical Centre
Sidney Park
Grant Thorold Park
Durban Rd
Roberts St
Buller St
Julian St
Dugard Rd
Queen Mary Ave
Elliston St
Lestrange St
Google
Map data ©2026 Google

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 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.)

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.**

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