

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

52 TENNYSON ROAD, CLEETHORPES

PURCHASE PRICE £129,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£129,950

TENURE

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



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52 TENNYSON ROAD, CLEETHORPES

Nestled on Tennyson Road in the charming seaside town of Cleethorpes, this semi-detached house presents an excellent opportunity for first-time buyers or those looking to invest in a buy-to-let property. Offered for sale with no chain, this home is conveniently located near local amenities, schools, and the picturesque seafront, making it an ideal choice for families and individuals alike.

Upon entering, you are welcomed into an entrance hall that leads to two inviting reception rooms. The lounge provides a comfortable space for relaxation, while the dining room is perfect for entertaining guests or enjoying family meals. The kitchen offers a practical layout for culinary enthusiasts.

The first floor boasts three well-proportioned bedrooms, providing ample space for rest and privacy. A family bathroom completes this level, ensuring convenience for all occupants. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, the front and rear gardens offer potential for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun. With a little imagination and effort, this house can be transformed into a delightful home.

In summary, this semi-detached house on Tennyson Road is a promising prospect for those seeking a property with great potential in a desirable location. Don't miss the chance to make it your own.

ENTRANCE HALL

Through a u.PVC double glazed door with side panels into the hall with stairs to the first floor accommodation. A central heating radiator, vinyl to the floor and a light to the ceiling. There is a walk-in under stairs cupboard measuring 5'1 x 3'5, with a u.PVC double glazed window, a wall mounted central heating boiler and a light to the ceiling.

LOUNGE

12'10 x 11'2 (3.91m x 3.40m)

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.



52 TENNYSON ROAD, CLEETHORPES

DINING ROOM

15'6 x 9'10 (4.72m x 3.00m)

The dining room with u.PVC double glazed French doors leading to the garden. A white painted fire surround, a wall mounted electric fire, a central heating radiator, a light and coving to the ceiling.



KITCHEN

13'8 x 6'6 increasing to 8'0 (4.17m x 1.98m increasing to 2.44m)

The kitchen with a range of base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. An integrated electric hob and oven and plumbing for a washing machine. Two u.PVC double glazed windows and a door, a central heating radiator, vinyl to the floor, a light and coving to the ceiling.

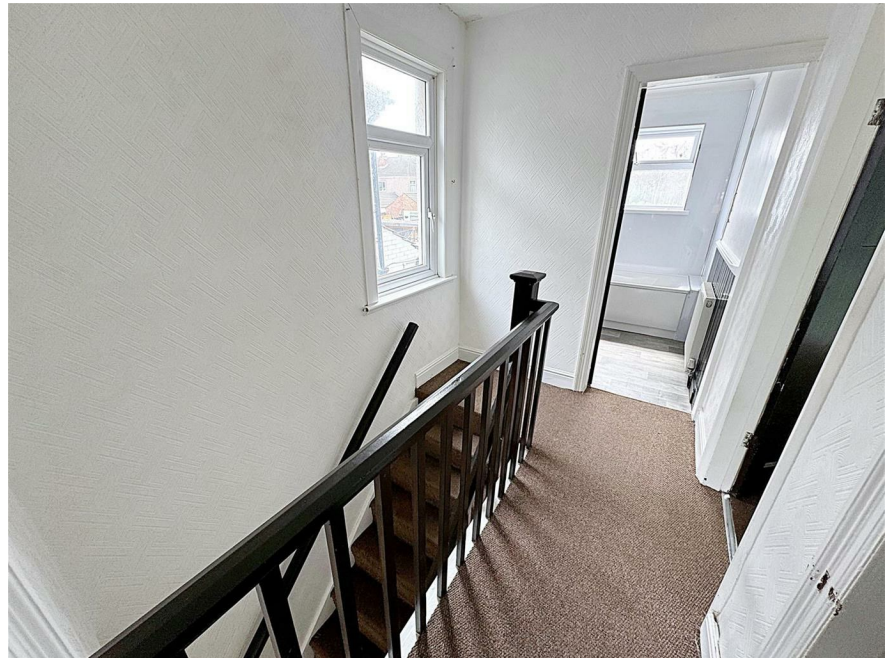


KITCHEN



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window and a light to the ceiling.



52 TENNYSON ROAD, CLEETHORPES

BATHROOM

6'6 x 5'7 (1.98m x 1.70m)

With a panelled bath, a chrome mixer shower tap and a glass shower screen, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, PVC boarding to the bath area and part wood panelling to the walls, a central heating radiator, vinyl to the floor, a light and loft access to the ceiling.



BEDROOM 1

11'9 x 10'10 max (3.58m x 3.30m max)

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



52 TENNYSON ROAD, CLEETHORPES

BEDROOM 2

9'8 x 10'11 (2.95m x 3.33m)

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



BEDROOM 3

7'3 x 6'10 (2.21m x 2.08m)

This single bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



52 TENNYSON ROAD, CLEETHORPES

OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to lawn with a block-paved path.

The rear garden has a fenced boundary and is mainly laid to lawn with established bushes and a patio area. Through a pergola there is a another patio area.



OUTSIDE

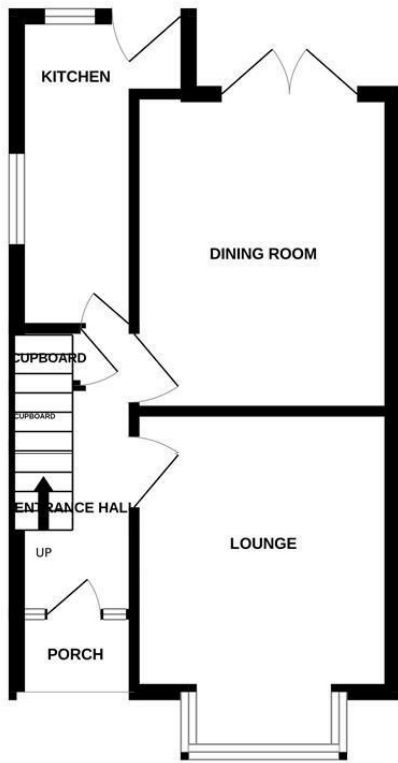


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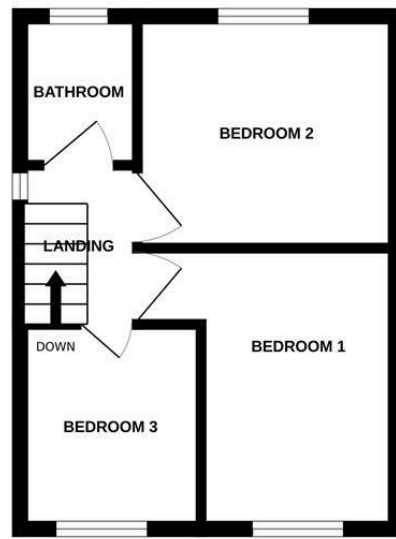
OUTSIDE



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		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

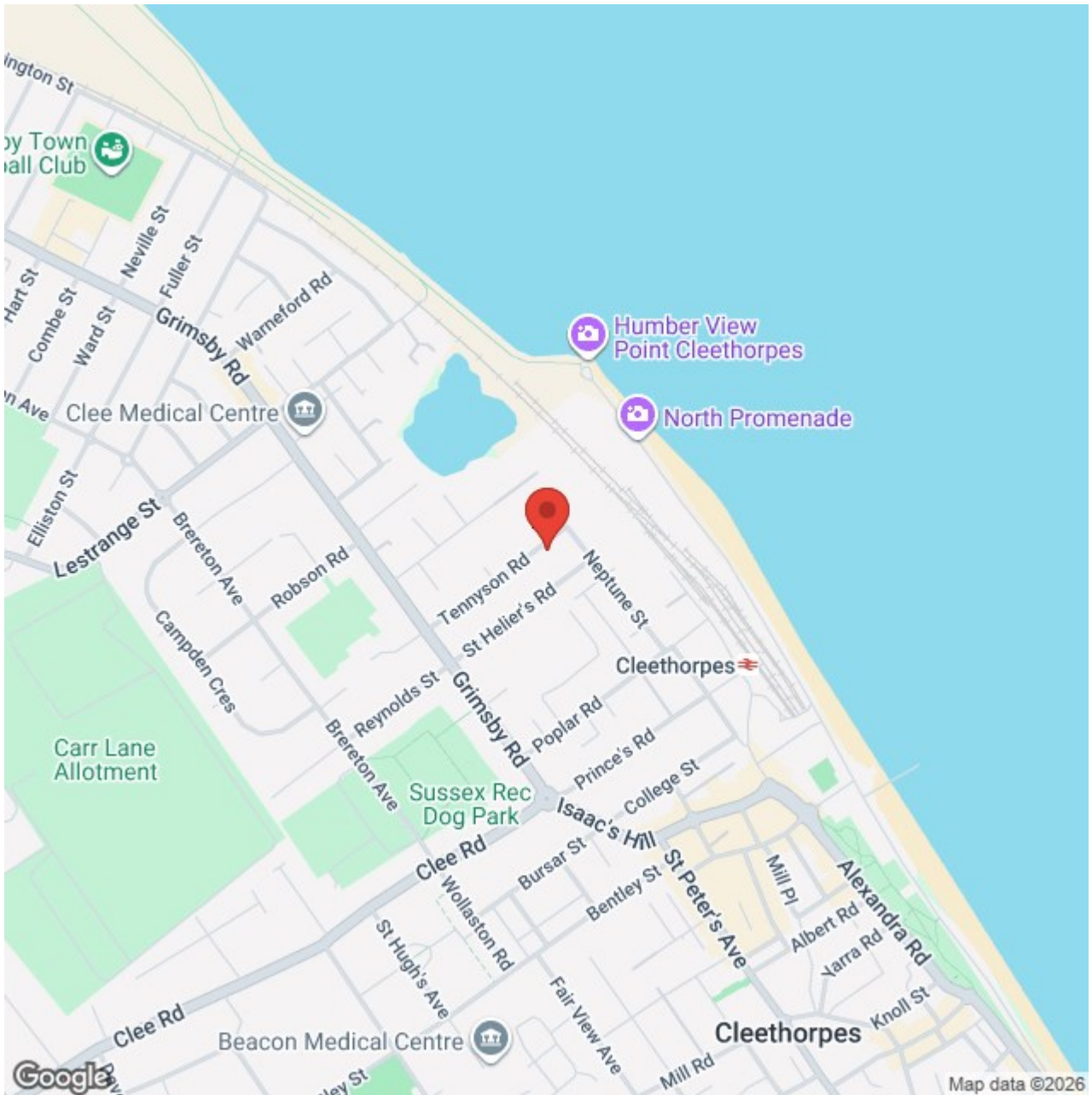


Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ 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.

B.M.H. PROPERTY MANAGEMENT.

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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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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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