

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 50 PHELPS STREET, CLEETHORPES

**PURCHASE PRICE £115,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£115,000

#### TENURE

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



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## 50 PHELPS STREET, CLEETHORPES

Nestled in the heart of Cleethorpes on Phelps Street, this charming mid-terrace property presents an excellent opportunity for first-time buyers. With its prime location, you will find yourself conveniently close to local amenities and schools, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge/diner, perfect for relaxing or entertaining guests. The well-appointed kitchen/diner offers a delightful space for family meals and gatherings. The downstairs bathroom adds to the practicality of the home, ensuring convenience for all residents.

The first floor boasts three generously sized bedrooms, providing ample space for rest and relaxation. The property is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, the low-maintenance gardens offer a pleasant retreat, while the bar in the garden is a fantastic feature for those who enjoy entertaining friends and family during the warmer months.

This property is truly turnkey ready, allowing you to move in with ease and start enjoying your new home immediately. Viewing is highly recommended to fully appreciate all that this delightful property has to offer. Don't miss out on the chance to make this house your home.

### **ENTRANCE HALL**

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

### **LOUNGE/DINER**

26'11 into bay x 10'5 (8.20m into bay x 3.18m)

With a u.PVC double glazed walk-in bay window to the front, a media wall with a flat screen TV and a feature electric fire, two central heating radiators, a u.PVC double glazed window to the rear, two lights and coving to the ceiling.





**50 PHELPS STREET, CLEETHORPES**

**LOUNGE/DINER**



**LOUNGE/DINER**



## 50 PHELPS STREET, CLEETHORPES

### KITCHEN/DINER

22'6 x 8'1 (6.86m x 2.46m)

The kitchen area with a range of white wall and base units, contrasting work surfaces, tiled splash backs, a black sink unit with a chrome mixer tap. A 5 ring range gas cooker with a stainless steel extractor fan above, a dishwasher, plumbing for a washing machine and the central heating boiler is housed within a cupboard. A u.PVC double glazed window, a tiled floor and spotlights to the ceiling.

The dining area with a u.PVC double glazed window, a central heating radiator, continuation of the tiled floor and spotlights to the ceiling. There is an under stairs cupboard with power.



### KITCHEN/DINER





## 50 PHELPS STREET, CLEETHORPES

### KITCHEN/DINER



### LOBBY

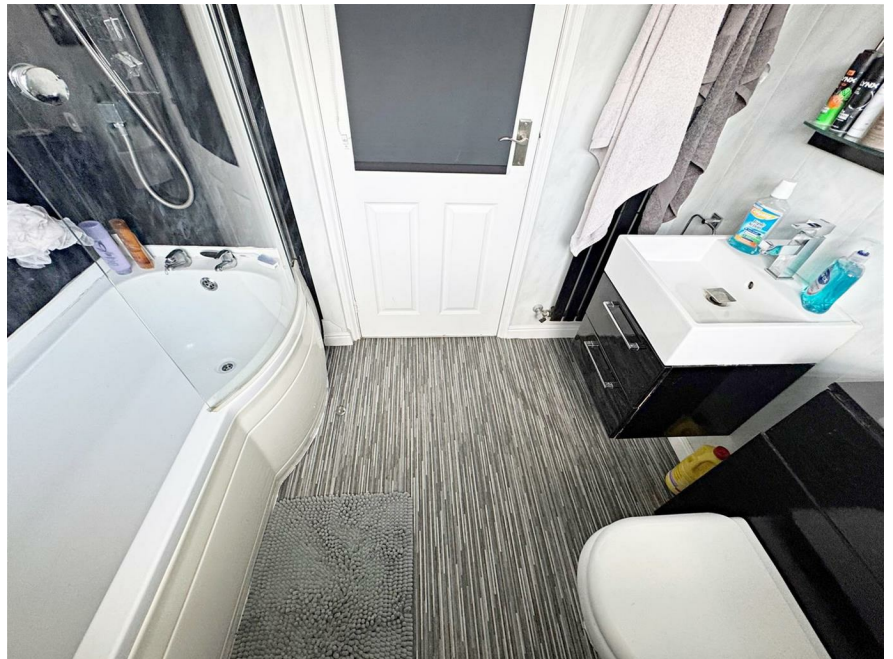
8'5 x 2'8 (2.57m x 0.81m)

With a u.PVC double glazed door into the garden and a tiled floor.

### BATHROOM

7'10 x 5'6 (2.39m x 1.68m)

The bathroom with a white suite comprising of a P-Shaped bath, chrome taps, a plumbed shower and a curved shower screen, a wall mounted vanity sink unit with a chrome mixer tap and a cabinetised toilet. A u.PVC double glazed window, shower boarding to the walls, a vertical central heating radiator, vinyl to the floor and spotlights to the ceiling.



### LANDING

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

## 50 PHELPS STREET, CLEETHORPES

### **BEDROOM 1**

13'10 x 11'4 (4.22m x 3.45m)

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



### **BEDROOM 1**





## 50 PHELPS STREET, CLEETHORPES

### **BEDROOM 2**

12'10 x 8'8 (3.91m x 2.64m)

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



### **BEDROOM 3**

11'11 x 8'3 (3.63m x 2.51m)

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





## 50 PHELPS STREET, CLEETHORPES

### OUTSIDE

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

The rear garden has a walled and fenced boundary and is laid to artificial grass.



### OUTSIDE





## 50 PHELPS STREET, CLEETHORPES

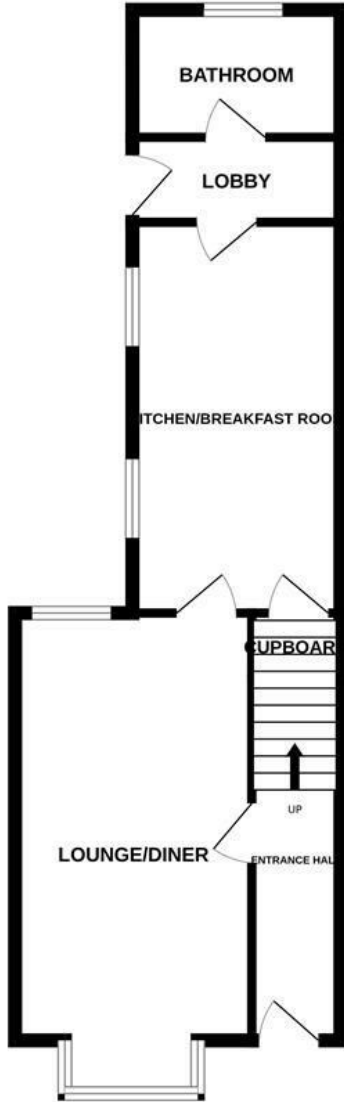
### **BAR**

13'1 x 8'3 (3.99m x 2.51m)

The bar which is fully insulated with u.PVC double glazed French doors, laminate to the floor, spotlights to the ceiling and there is a u.PVC double glazed door which leads into the alley.



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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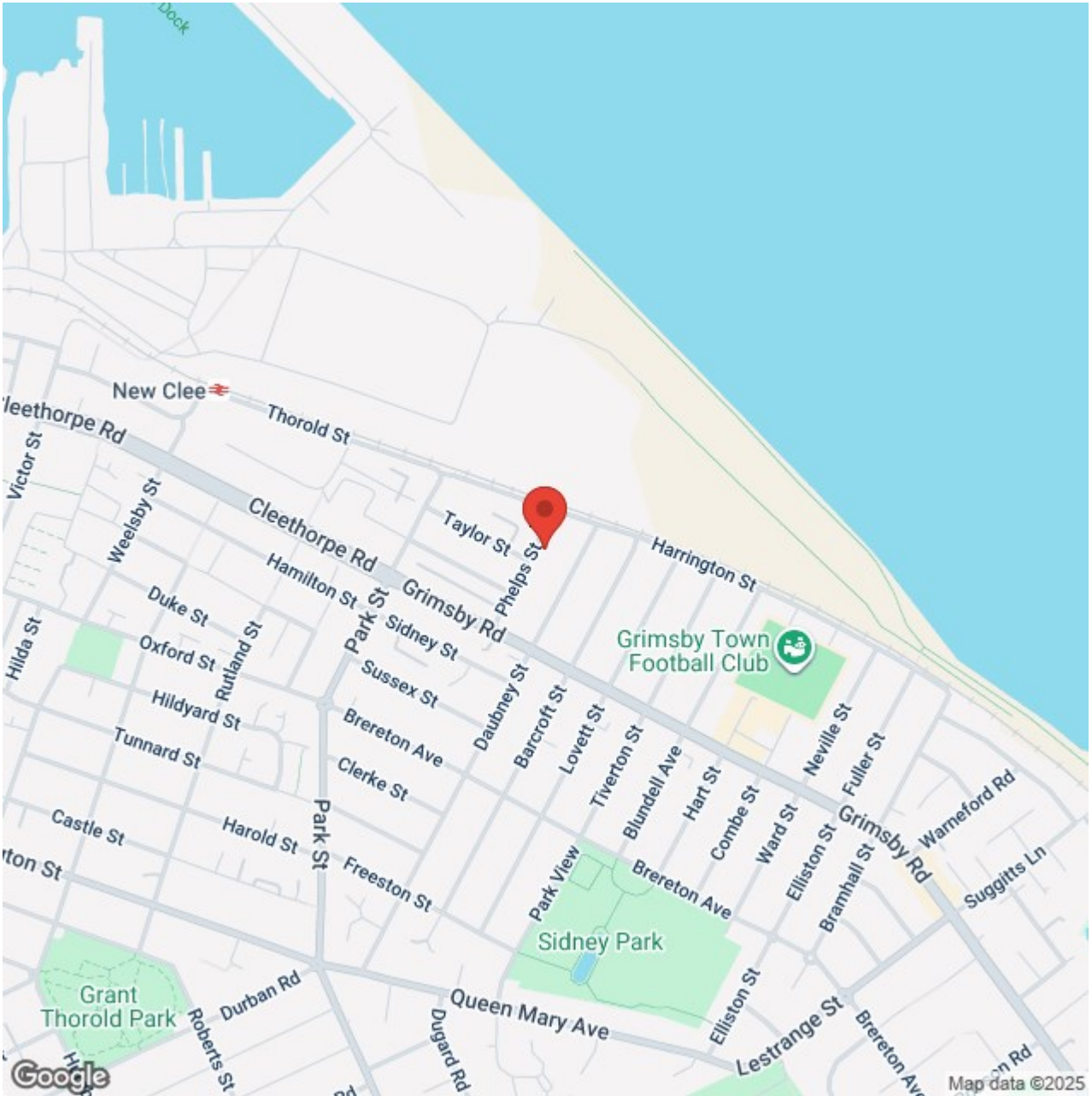


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.**

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.

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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.)*

**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