

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

5 WESTFIELD GROVE, CLEETHORPES

PURCHASE PRICE £130,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£130,000

TENURE

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



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



5 WESTFIELD GROVE, CLEETHORPES

Nestled in the charming area of Westfield Grove, Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a coastal retreat. Offered for sale with no chain, this property is conveniently located within walking distance of the picturesque sea front and the vibrant St. Peter's Avenue, known for its array of shops and eateries.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge, perfect for relaxation. The well-appointed kitchen/diner provides an ideal space for family meals and entertaining guests. The ground floor also features a conveniently located bathroom, ensuring practicality for everyday living.

The first floor boasts three bedrooms, offering ample space for family or guests. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, you will find a large rear garden, a wonderful space for outdoor activities or simply enjoying the fresh air. Additionally, the property includes off-road parking for two vehicles, a valuable asset in this sought-after location.

This home is move-in ready, allowing you to settle in without delay. With its prime location and appealing features, this property is not to be missed. Arrange a viewing today to fully appreciate all that this lovely home has to offer.

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 and a light to the ceiling.



5 WESTFIELD GROVE, CLEETHORPES

LOUNGE

11'0 x 14'0 (3.35m x 4.27m)

The lounge is to the back of the property with a u.PVC double glazed window, a central heating radiator, a wall mounted electric fire with a wooden mantle above and a light to the ceiling.



LOUNGE



5 WESTFIELD GROVE, CLEETHORPES

KITCHEN/DINER

18'0 x 5'0 increasing to 9'1 (5.49m x 1.52m increasing to 2.77m)

The kitchen/Diner with a range of white wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap and tiled splash backs. A brand new electric oven, an electric hob with a stainless steel extractor fan above, plumbing for a washing machine and a wall mounted central heating boiler. A u.PVC double glazed window and door, a tiled floor, a central heating radiator and two lights to the ceiling.



KITCHEN/DINER



5 WESTFIELD GROVE, CLEETHORPES

BATHROOM

5'0 x 5'1 (1.52m x 1.55m)

With a white suite comprising of a panelled bath with a chrome mixer shower tap, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, fully tiled walls and floor, a chrome ladder style radiator and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window, a built in cupboard and a light to the ceiling.

BEDROOM 1

11'10 x 12'0 (3.61m x 3.66m)

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



5 WESTFIELD GROVE, CLEETHORPES

BEDROOM 1



BEDROOM 2

11'0 increasing to 12'0 x 8'1 (3.35m increasing to 3.66m x 2.46m)

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



5 WESTFIELD GROVE, CLEETHORPES

BEDROOM 3

9'1 x 6'1 (2.77m x 1.85m)

Bedroom three is to the front 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 fenced and hedged boundary and is open to the front and laid to decorative stones for ease of maintenance and parking for two cars.

The large rear garden has a fenced boundary with a wooden gate and is mainly laid to lawn with established borders. There is are two patio areas and a timber shed.



5 WESTFIELD GROVE, CLEETHORPES

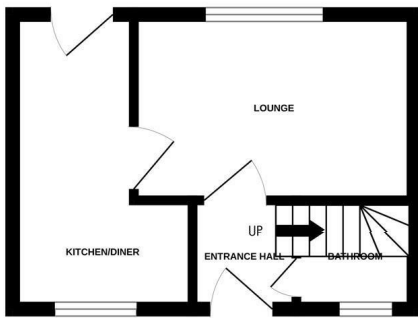
OUTSIDE



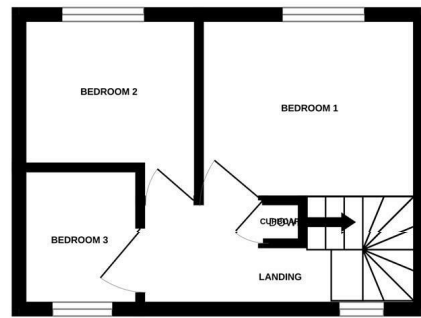
STREETVIEW



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.

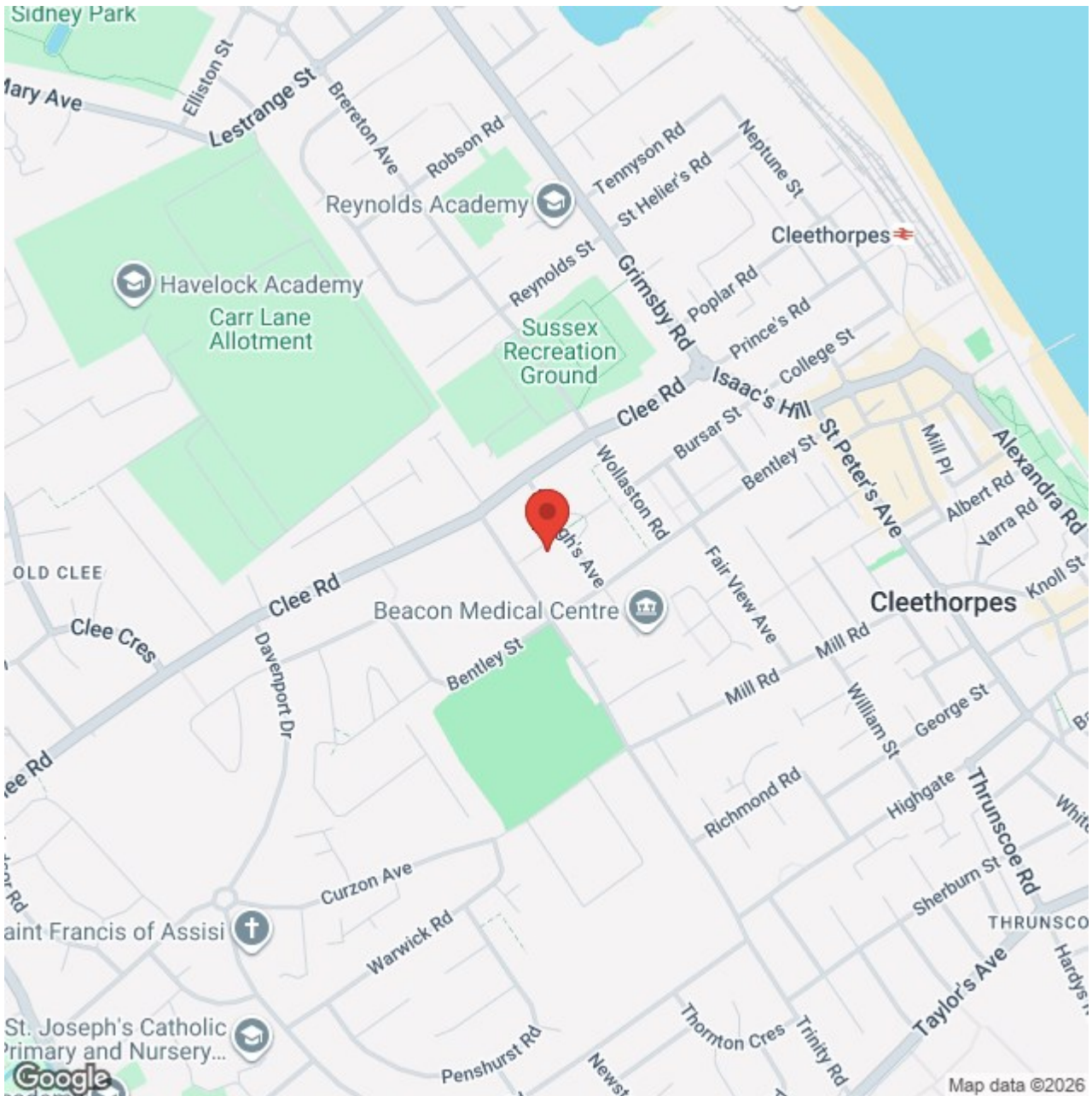
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(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.

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.**

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