

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

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PROPERTY FOR SALE

6 DELAMERE COURT, CLEETHORPES

PURCHASE PRICE £159,500 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£159,500

TENURE

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



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Registered in England No. 4782567



6 DELAMERE COURT, CLEETHORPES

Welcome to Delamere Court, a charming terraced house located in the picturesque area of Cleethorpes, North East Lincolnshire. This delightful property is an ideal choice for first-time buyers, offering a turnkey-ready home that is both inviting and practical.

As you enter, you are greeted by a welcoming entrance porch that leads into a spacious lounge, perfect for relaxing or entertaining guests. The well-designed kitchen/diner provides a wonderful space for family meals and gatherings, ensuring that the heart of the home is both functional and comfortable.

Upstairs, you will find three bedrooms, each filled with natural light, along with a well-appointed bathroom. The property benefits from gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the rear garden offers a private retreat, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, there is parking available for one vehicle, providing convenience for residents.

Situated on the edge of Cleethorpes Country Park, this home is perfectly positioned close to local amenities, well-regarded schools, and is just a short drive from the beautiful sea front. The light and airy decoration throughout the property enhances its appeal, making it truly move-in ready.

This delightful home at Delamere Court is not just a property; it is a wonderful opportunity to embrace a lifestyle in a vibrant community. Don't miss your chance to make this charming house your new home.

ENTRANCE HALL

Through a composite front door into the porch with vinyl to the floor and a light to the ceiling.

LOUNGE

15'4 x 12'5 (4.67m x 3.78m)

The lounge is to the front of the property with a u.PVC double glazed window, a white fire surround with a chrome and black electric fire. A central heating radiator, stairs to the first floor accommodation and a light to the ceiling.



6 DELAMERE COURT, CLEETHORPES

LOUNGE



KITCHEN/DINER

15'4 x 13'4 decreasing to 8'5 (4.67m x 4.06m decreasing to 2.57m)

With a range of white wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An integral electric oven and hob with a housed extractor fan above and the central heating boiler is housed within a cupboard. A u.PVC double glazed window and French doors, a central heating radiator, vinyl to the floor and two lights to the ceiling.



6 DELAMERE COURT, CLEETHORPES

KITCHEN/DINER



LANDING

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

BEDROOM 1

13'8 x 8'4 (4.17m x 2.54m)

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



6 DELAMERE COURT, CLEETHORPES

BEDROOM 2

12'6 x 6'8 (3.81m x 2.03m)

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



BEDROOM 3

8'1 x 8'4 (2.46m x 2.54m)

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



6 DELAMERE COURT, CLEETHORPES

BATHROOM

8'2 x 6'7 (2.49m x 2.01m)

The bathroom with a white suite comprising of a panelled bath, a chrome mixer shower tap, a glass shower screen, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, a built in airing cupboard and a light to the ceiling.



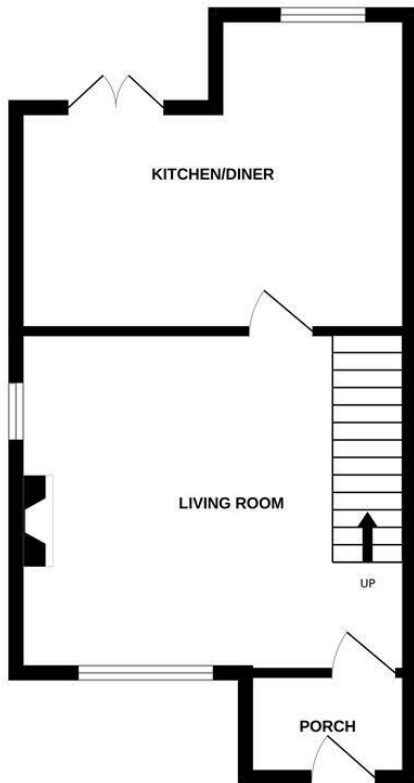
OUTSIDE

The front is open plan and with a lawned area and decorative slate chippings. There is a handy storage cupboard and a parking space. The rear garden has a fenced boundary with a wooden gate and is laid to lawn with a patio area and a path. There is a plastic shed.

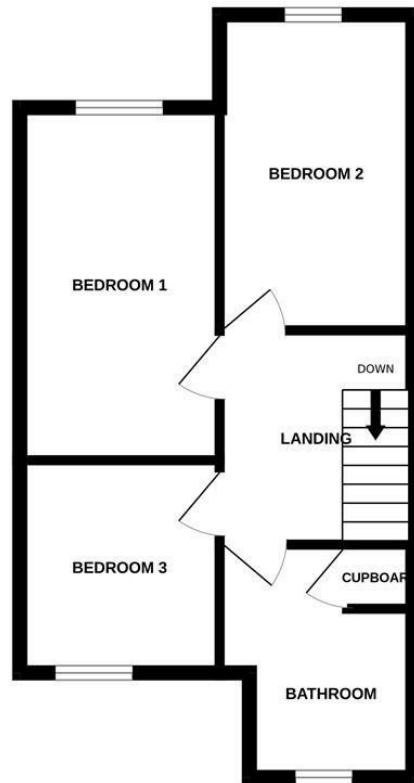


OUTSIDE

GROUND FLOOR




1ST FLOOR




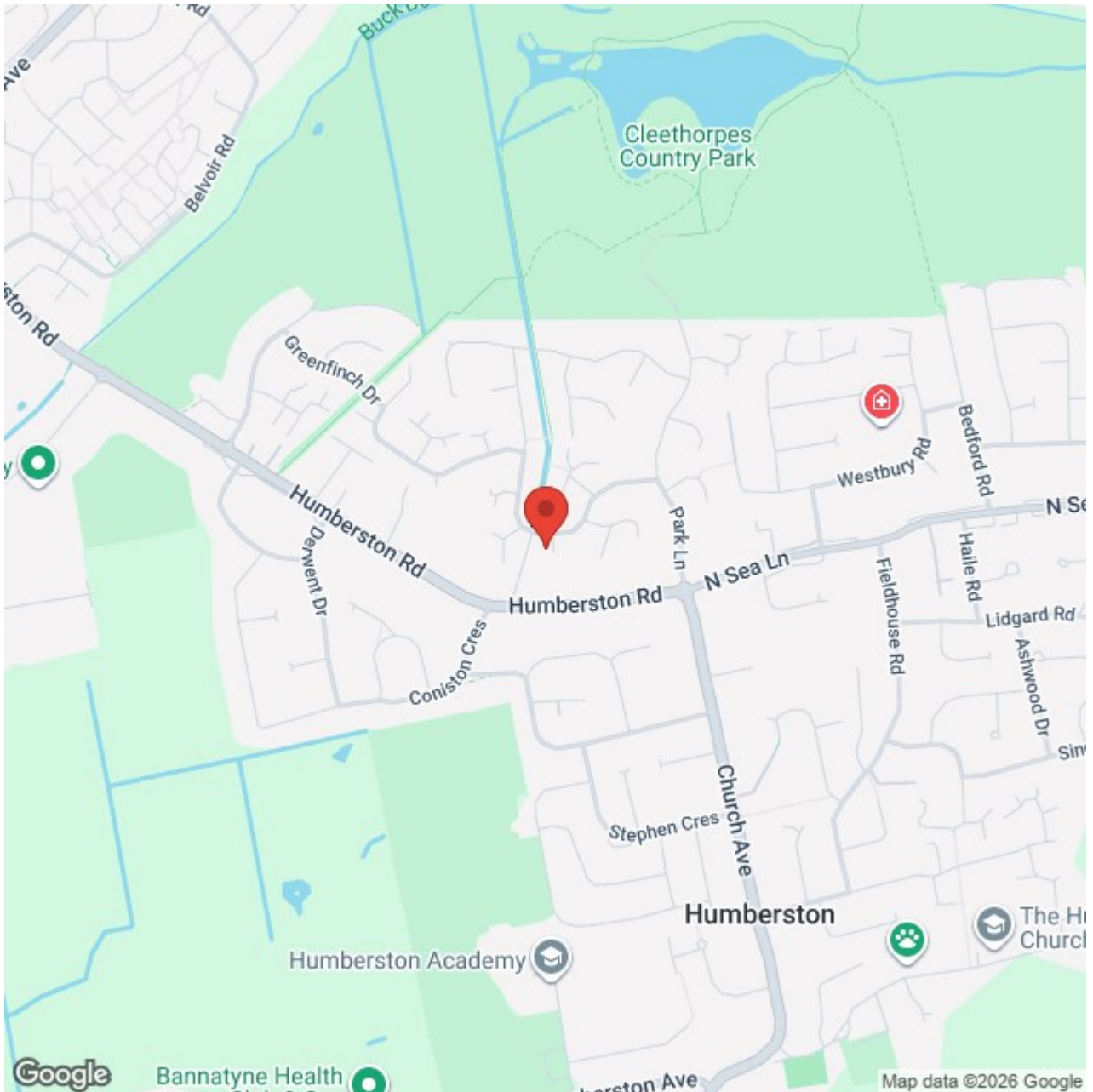
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	85
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.

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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.

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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