

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

68 TIVERTON STREET, CLEETHORPES

PURCHASE PRICE £60,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£60,000

TENURE

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



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68 TIVERTON STREET, CLEETHORPES

This property is now being sold as a vacant possession. While the property would benefit from a programme of modernisation and updating throughout, it offers excellent potential to add value and enhance future returns. Situated in a desirable location, this is an ideal investment for those looking to refurbish and maximise the property's potential.

Nestled in the charming area of Tiverton Street, Cleethorpes, this mid-terrace house presents an excellent investment opportunity. The property boasts two reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms and a bathroom located on the first floor.

Upon entering, you are welcomed by an entrance porch that leads into a hallway, setting the tone for the rest of the home. The lounge/diner is a versatile area, perfect for both dining and unwinding after a long day. The kitchen offers the potential to create a modern culinary space tailored to your tastes. Additionally, a convenient downstairs WC enhances the practicality of the layout.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, the low-maintenance gardens provide a pleasant outdoor space without the burden of extensive upkeep, making it suitable for those with a busy lifestyle.

Located close to local amenities and the beautiful seafront, this home offers both convenience and leisure.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch, a tiled floor and a hardwood and glazed door into the hall.

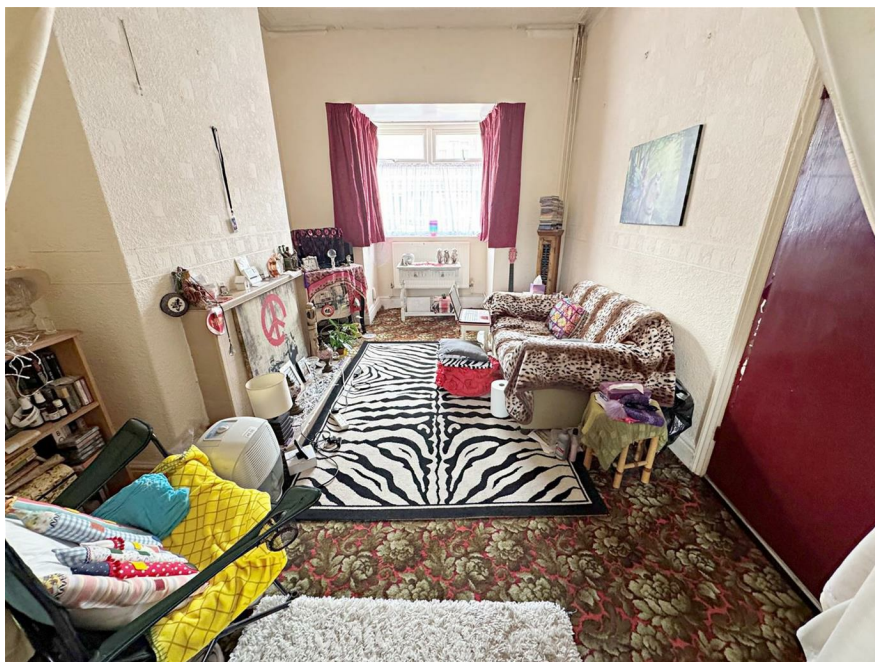
HALL

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

LOUNGE AREA

14'3 into bay x 9'10 (4.34m into bay x 3.00m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a tiled fire surround, a central heating radiator and a light to the ceiling.



68 TIVERTON STREET, CLEETHORPES

DINING AREA

10'5 x 12'0 max (3.18m x 3.66m max)

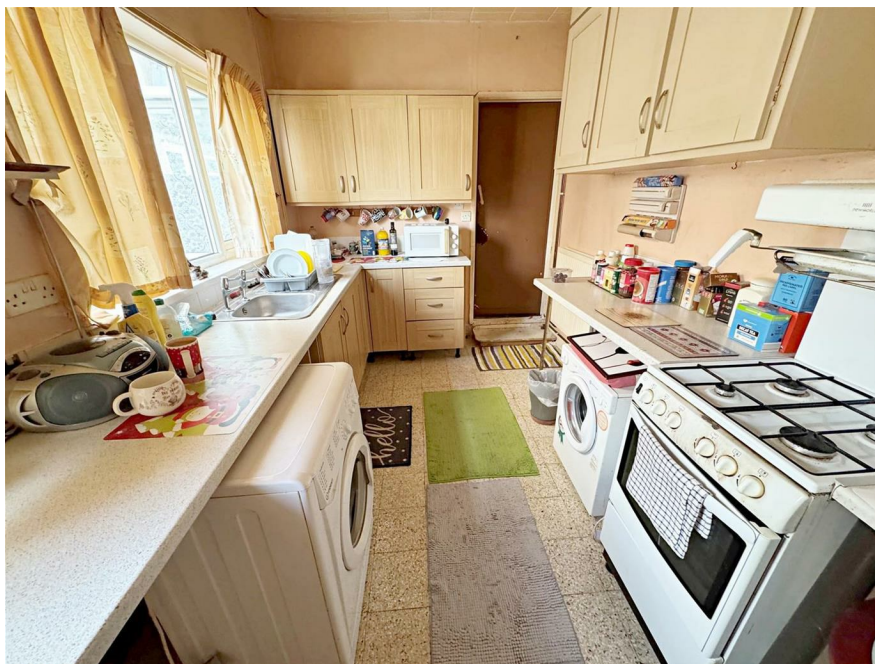
The dining area with a u.PVC double glazed window, an under stairs cupboard, a tiled fire surround, a central heating radiator and a light to the ceiling.



KITCHEN

12'10 x 7'10 (3.91m x 2.39m)

The kitchen with a range of wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with chrome taps. Two u.PVC double glazed windows, part tiled walls, a gas cooker, plumbing for a washing machine, a central heating radiator, a tiled floor and a light to the ceiling.



LOBBY

4'9 x 2'3 (1.45m x 0.69m)

With a u.PVC double glazed door leading into the garden and a light to the ceiling.

WC

4'5 x 2'0 (1.35m x 0.61m)

With a toilet and a concrete floor.

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.

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BATHROOM

12'4 x 7'10 (3.76m x 2.39m)

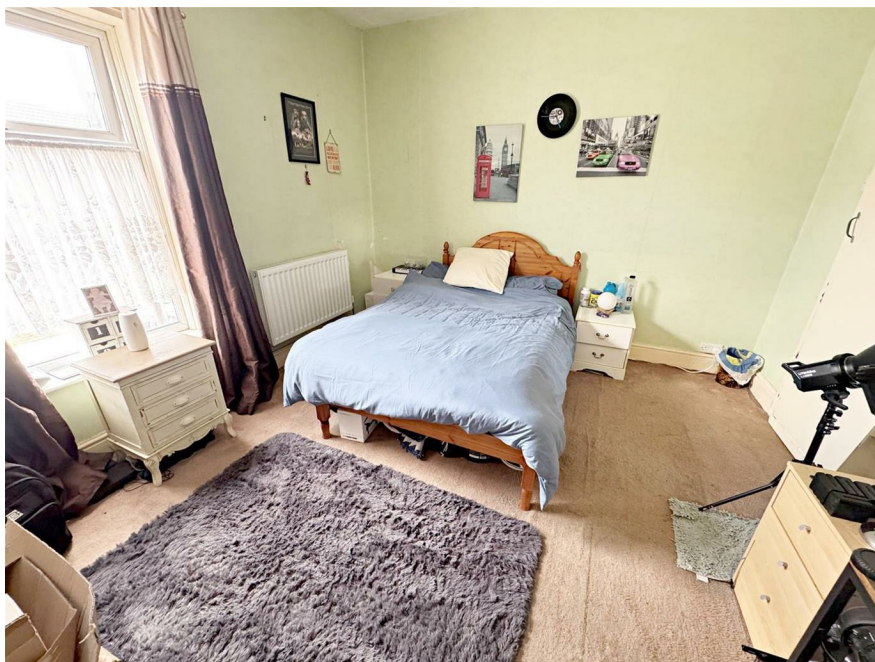
The bathroom with a walk-in shower, a Triton T80 electric shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a built in cupboard housing the central heating boiler, a central heating radiator and a light to the ceiling.



BEDROOM 1

13'2 x 11'7 (4.01m x 3.53m)

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

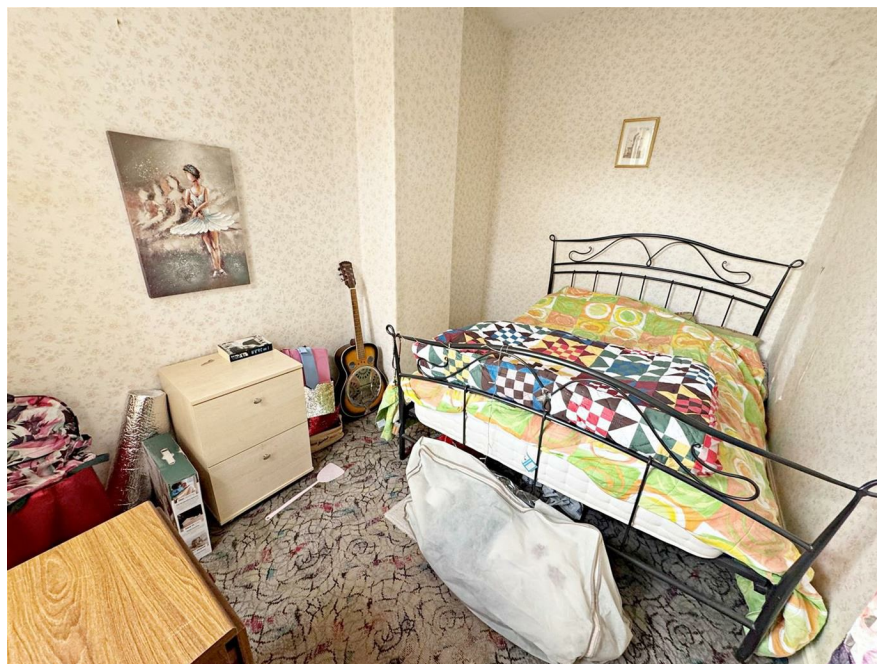


68 TIVERTON STREET, CLEETHORPES

BEDROOM 2

12'2 x 7'10 (3.71m x 2.39m)

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



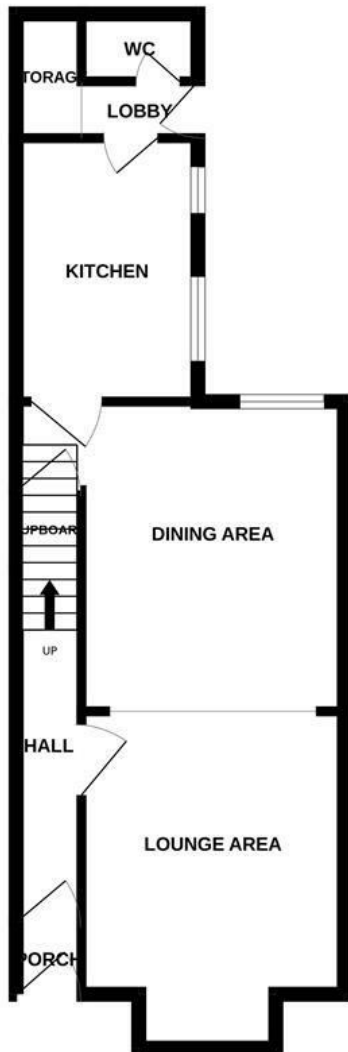
OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to concrete for ease of maintenance.

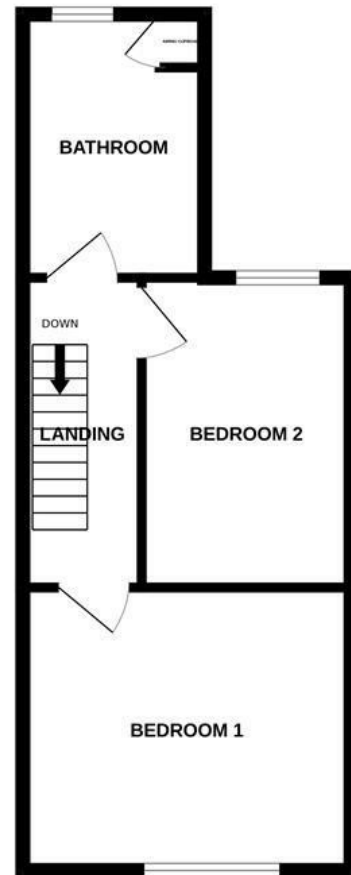
The rear garden has a walled and fenced boundary with a wooden gate and is laid to concrete and pavers for ease of maintenance.



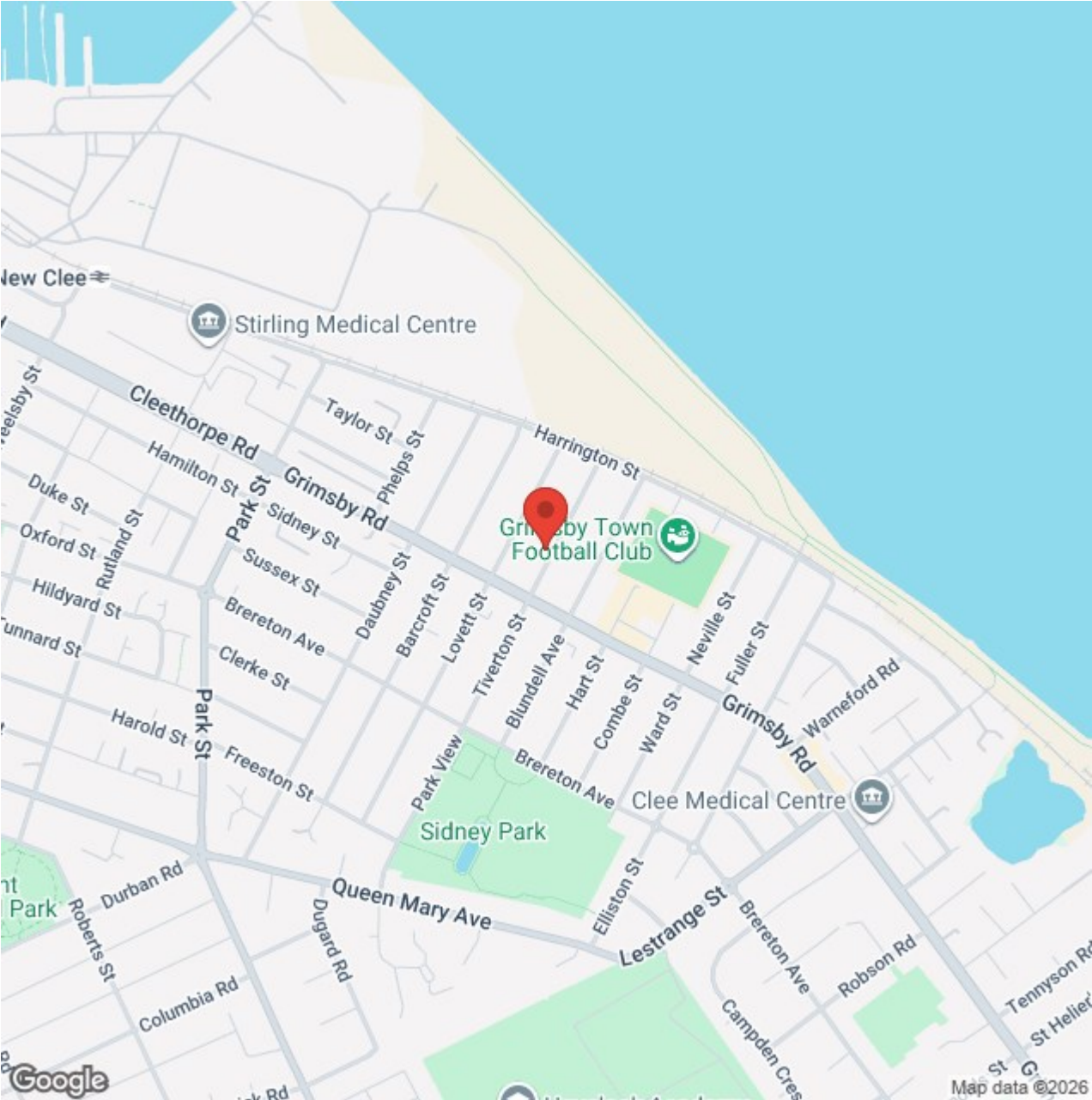
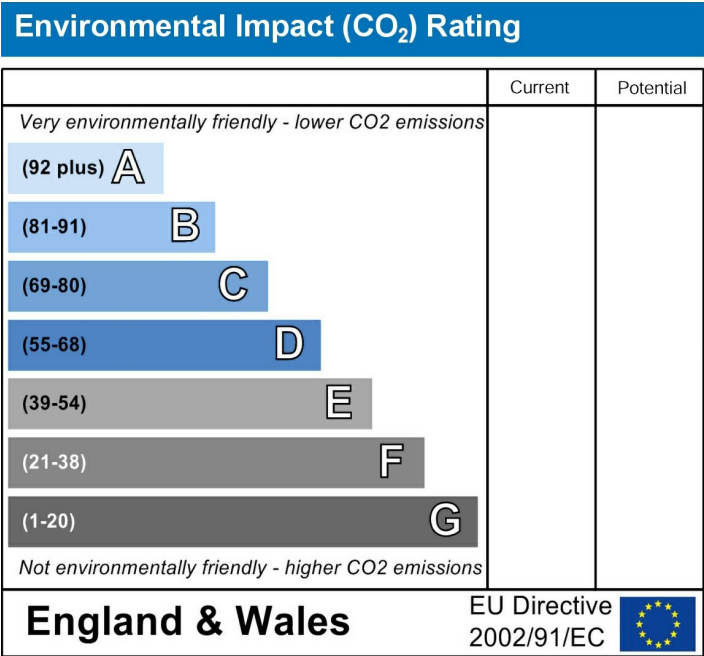
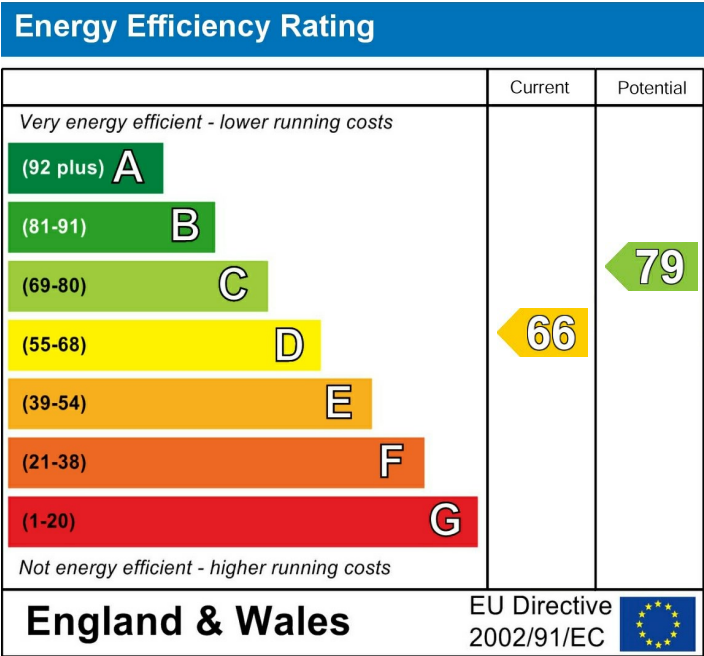
GROUND FLOOR



1ST FLOOR



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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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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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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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