

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:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

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



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



68 TIVERTON STREET, CLEETHORPES

This property is being sold with a tenant in situ, providing an immediate rental income opportunity for investors. 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, as it is being sold with a tenant already in situ. 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. If you are looking to invest, this property holds great potential and is ready for its next chapter.

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.



DINING AREA

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

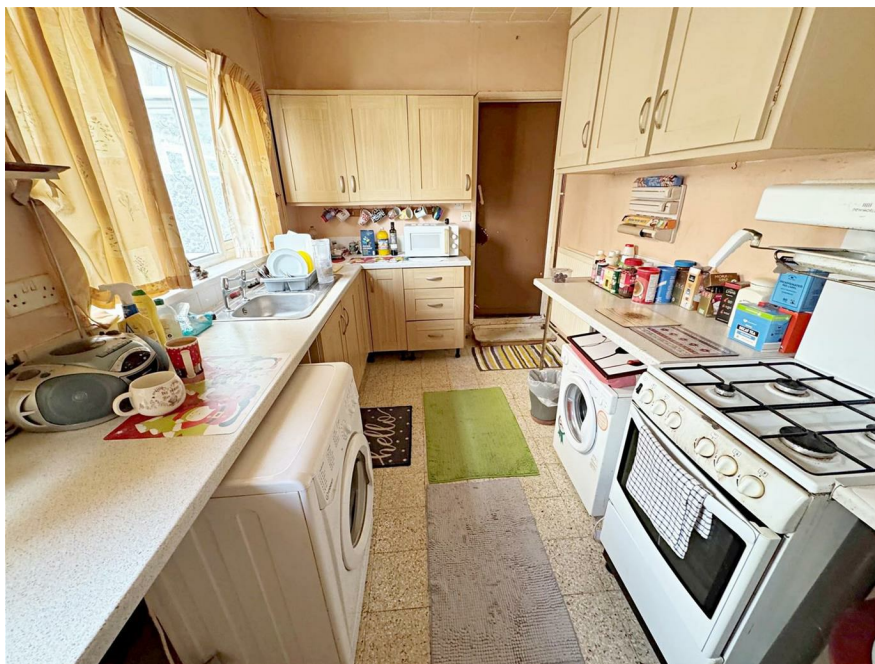
The dining area with a u.PVC double glazed window, an under stairs cupboard, a tiled fire surround, a central heating radiator and a light to the ceiling.



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.

68 TIVERTON STREET, CLEETHORPES

BATHROOM

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

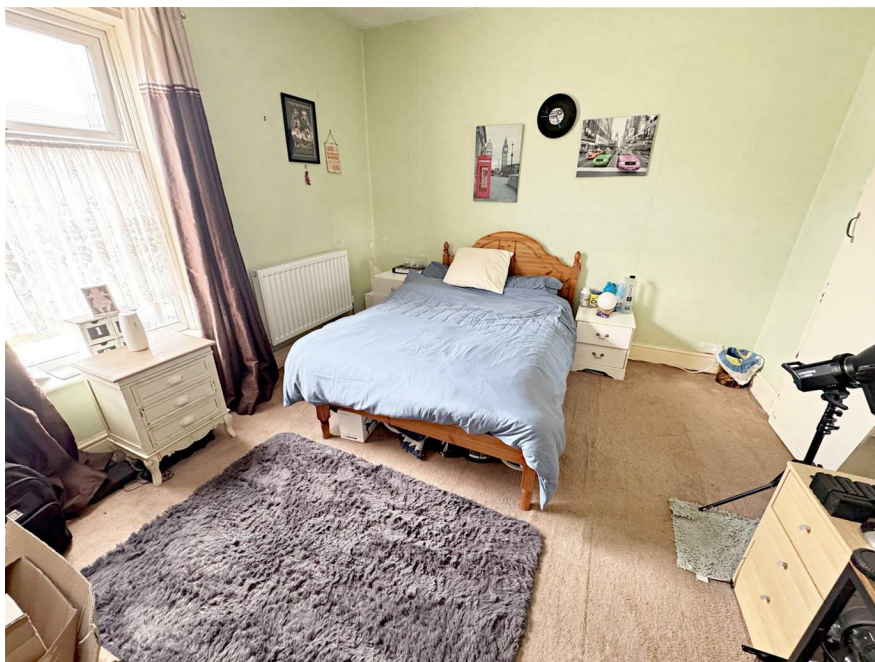
The bathroom with a walk-in shower, a Triton T80 electric shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a built in cupboard housing the central heating boiler, a central heating radiator and a light to the ceiling.



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.



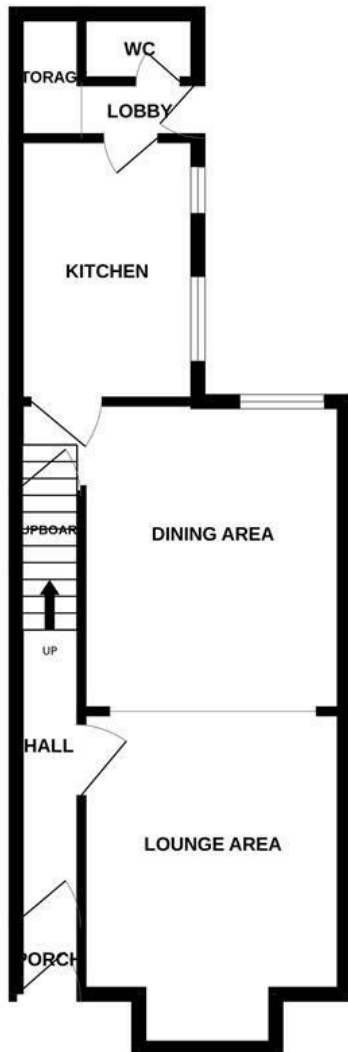
OUTSIDE

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

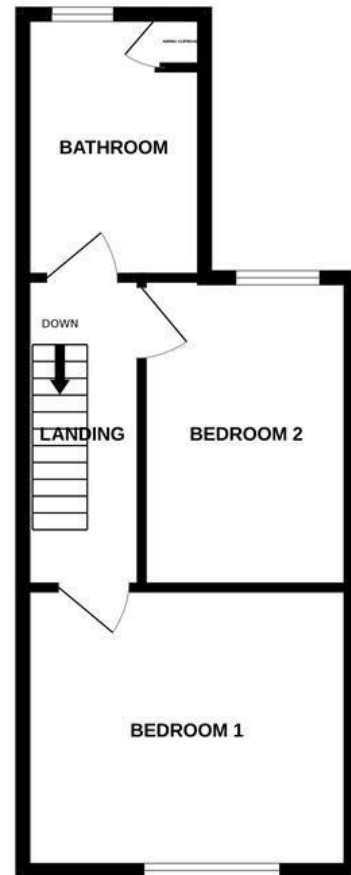
The rear garden has a walled and fenced boundary with a wooden gate and is laid to concrete and pavers for ease of maintenance.



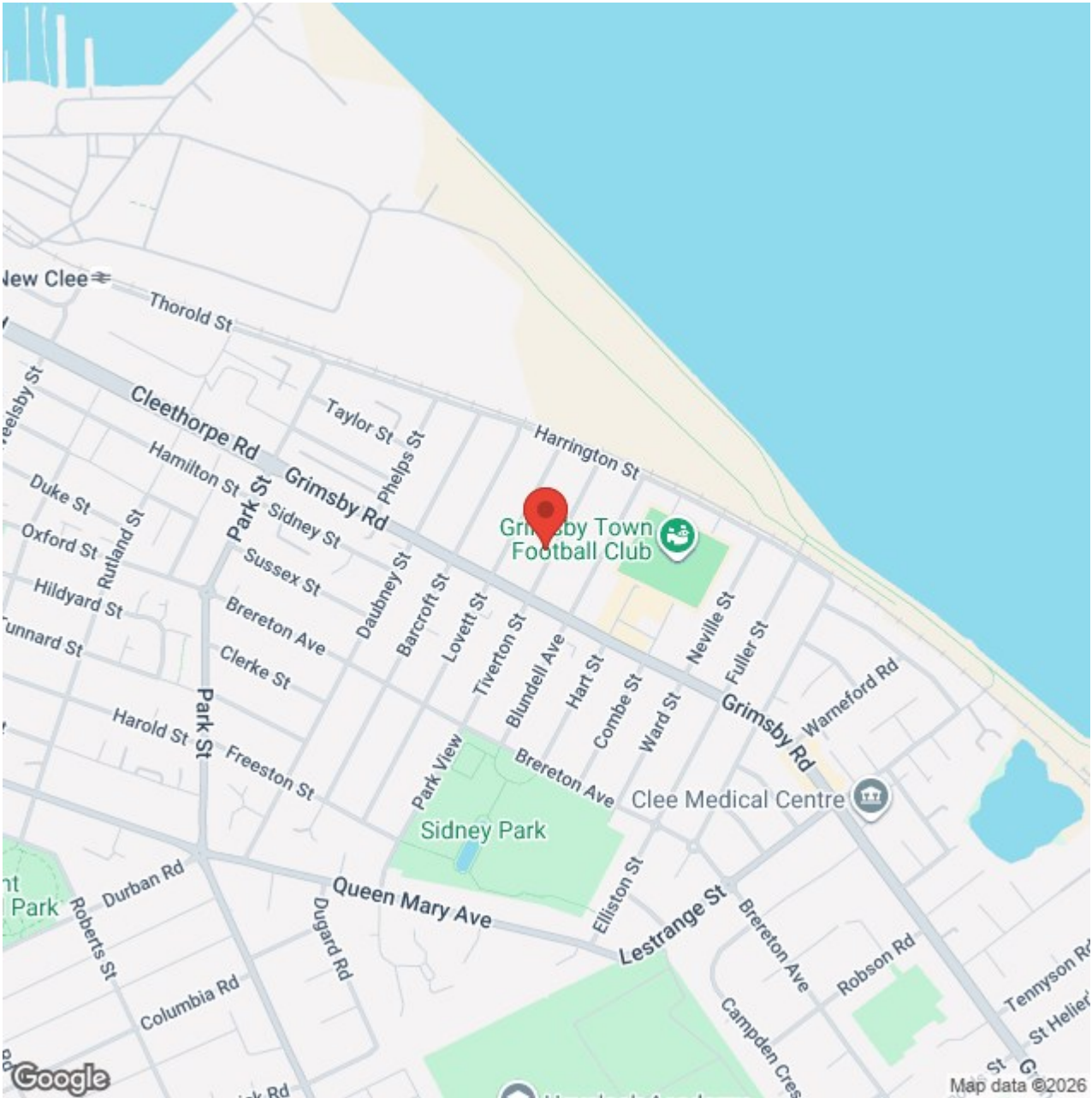
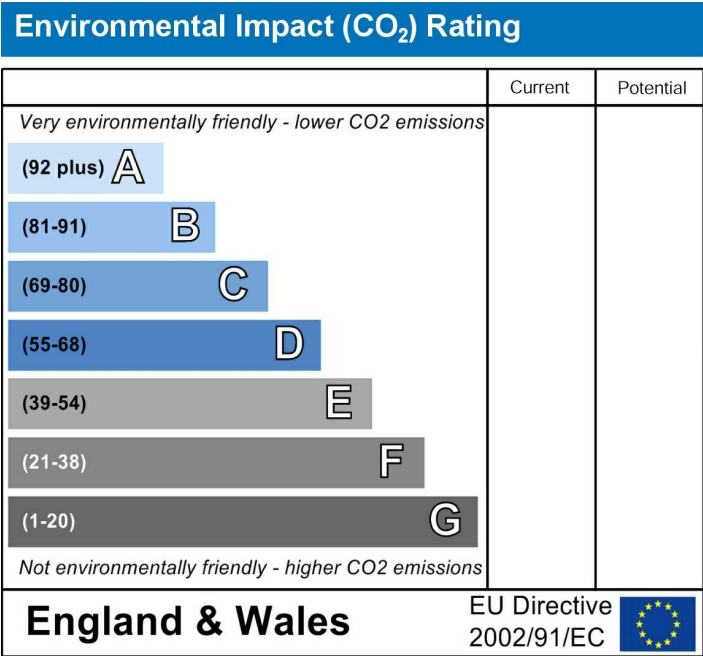
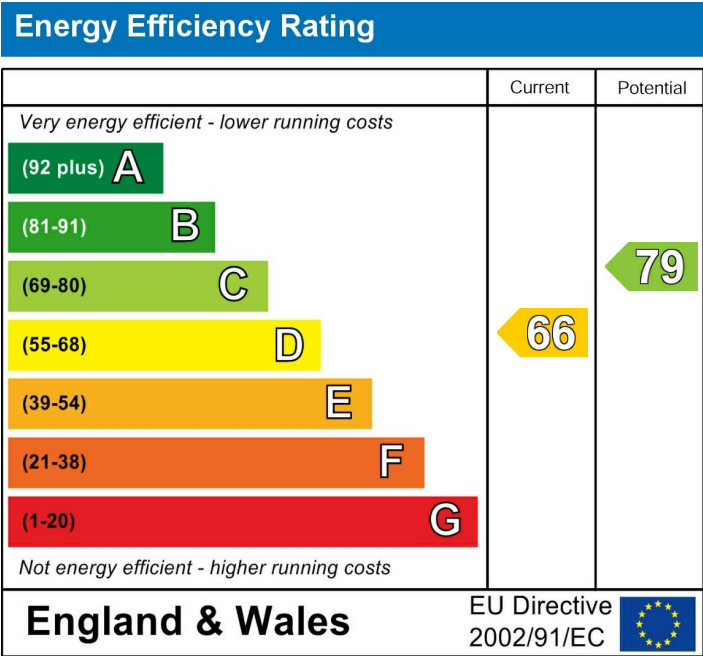
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025



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.**

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