

# 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](mailto:info@bmhestateagents.co.uk)

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### PROPERTY FOR SALE

### 39 BARCROFT STREET, CLEETHORPES

**PURCHASE PRICE £86,500 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£86,500

#### 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



## 39 BARCROFT STREET, CLEETHORPES

Nestled in the charming area of Cleethorpes, this delightful terraced house on Barcroft Street presents an excellent opportunity for first-time buyers or investors alike. Offered for sale with no chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious lounge/diner, perfect for both relaxation and entertaining. The well-appointed kitchen, accompanied by a convenient utility room, provides ample space for culinary pursuits and everyday living.

The first floor boasts three comfortable bedrooms, offering plenty of room for family or guests, along with a well-equipped bathroom. This home is designed for modern living, featuring double glazing and gas central heating to ensure warmth and comfort throughout the year.

Outside, you will find both front and rear gardens, providing a lovely outdoor space for gardening or enjoying the fresh air. The property is ideally situated close to local amenities, schools, and the beautiful seafront, making it a prime location for families and those who appreciate coastal living.

This terraced house is a fantastic find in a desirable area, combining convenience and comfort in one appealing package. Don't miss the chance to view this property and envision your future in this lovely home.

### **ENTRANCE PORCH**

Through a u.PVC double glazed door into the porch with door to the lounge.

### **LOUNGE/DINER**

24'0 x 12'8 (7.32m x 3.86m)

With a u.PVC double glazed bow window to the front and a u.PVC double glazed window to the rear, two central heating radiators, a cupboard housing the meters. A door to the stairs, two lights and coving to the ceiling.



**LOUNGE/DINER**



**KITCHEN**

15'6 x 7'0 (4.72m x 2.13m)

With a range of Beech wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is an electric oven, a gas hob with a stainless steel extractor fan above, a wall mounted central heating boiler and there is plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator, laminate to the floor and a light to the ceiling.



**KITCHEN**



**UTILITY ROOM**

8'7 x 6'11 (2.62m x 2.11m)

With a u.PVC double glazed window, white base units with contrasting work surfaces, a central heating 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 light and loft access to the ceiling.

## 39 BARCROFT STREET, CLEETHORPES

### **BEDROOM 1**

11'3 x 14'2 (3.43m x 4.32m)

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



### **BEDROOM 2**

11'10 x 8'7 (3.61m x 2.62m)

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



### **BEDROOM 3**

9'2 decreasing to 6'7 x 7'0 (2.79m decreasing to 2.01m x 2.13m)

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

## 39 BARCROFT STREET, CLEETHORPES

### **BATHROOM**

7'8 x 4'0 (2.34m x 1.22m)

The bathroom comprising of a bath, a chrome mixer shower tap and 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, vinyl to the floor and a light to the ceiling.



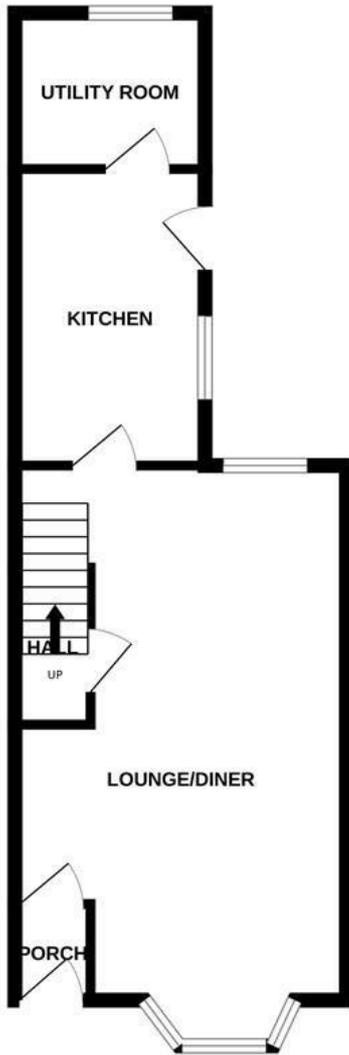
### **OUTSIDE**

The front garden has a walled boundary with a wrought iron gate and is laid to decorative stones and there is a concrete path to the front door.

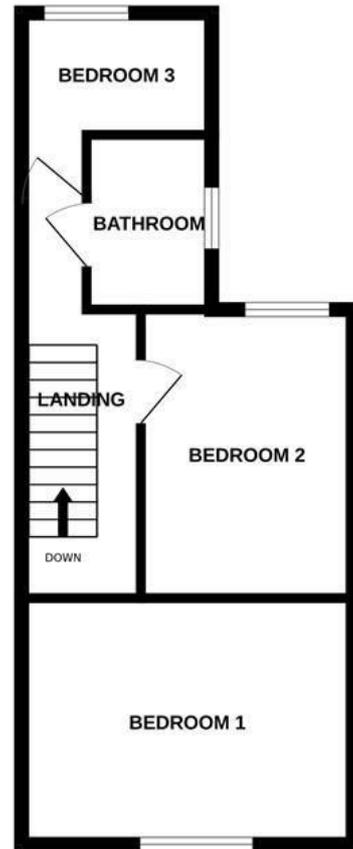
The rear garden has a walled and fenced boundary with a wooden gate and is laid to lawn with a patio area and a concrete path and there is a timber shed.



GROUND FLOOR



1ST FLOOR



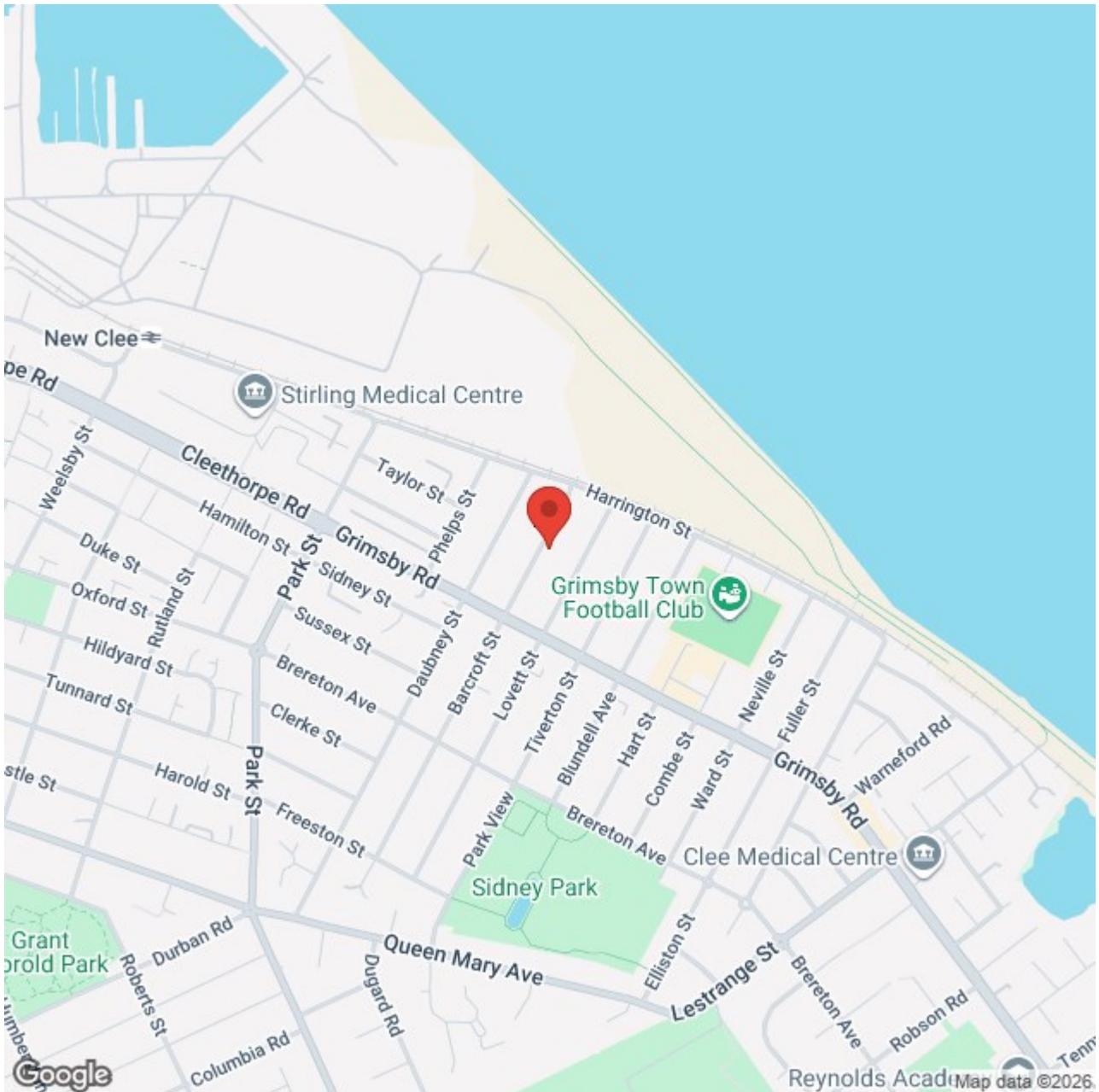
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>84</b>
	<b>58</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