

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE 13 BECK WALK, CLEETHORPES

PURCHASE PRICE £155,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£155,000

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



13 BECK WALK, CLEETHORPES

Nestled in the charming area of Beck Walk, Cleethorpes, this delightful mid-link mews house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by an entrance hall that leads to a comfortable lounge, perfect for relaxation or entertaining guests. The kitchen/diner is well-appointed, providing a lovely space for family meals and gatherings. Upstairs, you will find three inviting bedrooms, along with a well-fitted bathroom, ensuring ample space for family living.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. With allocated parking at the front and additional parking available at the rear, convenience is at your fingertips. The low-maintenance garden offers a pleasant outdoor space without the hassle of extensive upkeep.

Situated close to local amenities, schools, and the beautiful seafront, this home is ideally located for both convenience and leisure. Freshly decorated and filled with natural light, this property is truly turnkey ready, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to view this lovely home in Cleethorpes.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation and door to the lounge. A central heating radiator, laminate to the floor and a light to the ceiling.

LOUNGE

16'0 x 12'9 (4.88m x 3.89m)

The lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator, an under stairs cupboard, laminate to the floor and two lights to the ceiling.



13 BECK WALK, CLEETHORPES

LOUNGE



KITCHEN/DINER

8'5 x 12'9 (2.57m x 3.89m)

With a range of oak effect wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit with chrome taps. An integrated electric oven, a four ring gas hob with a housed extractor above, there is plumbing for a washing machine and the central heating boiler is housed within a cupboard. A u.PVC double glazed window and door, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



13 BECK WALK, CLEETHORPES

KITCHEN/DINER



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. An airing cupboard, a light and loft access to the ceiling.

BATHROOM

5'8 x 6'10 (1.73m x 2.08m)

The bathroom comprising of a panelled bath with a chrome mixer shower tap and glass shower screen, a pedestal wash hand with chrome taps and a toilet. Fully tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



13 BECK WALK, CLEETHORPES

BEDROOM 1

8'5 x 12'9 (2.57m x 3.89m)

This double bedroom is at the rear of the property with a u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



BEDROOM 2

8'6 x 12'9 (2.59m x 3.89m)

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



13 BECK WALK, CLEETHORPES

BEDROOM 2



BEDROOM 3

10'2 x 9'6 (3.10m x 2.90m)

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



13 BECK WALK, CLEETHORPES

OUTSIDE

The front is open and laid to decorative chippings, there is a paved path to the front door and a brick store with power. There is a block-paved parking area to the front of the property

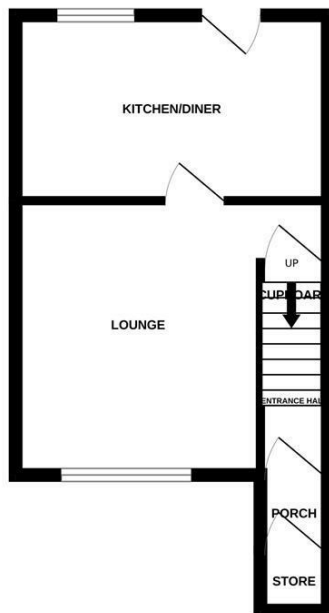
The rear garden has a fenced boundary with a wooden gate and is laid to pavers for ease of maintenance with a shed.



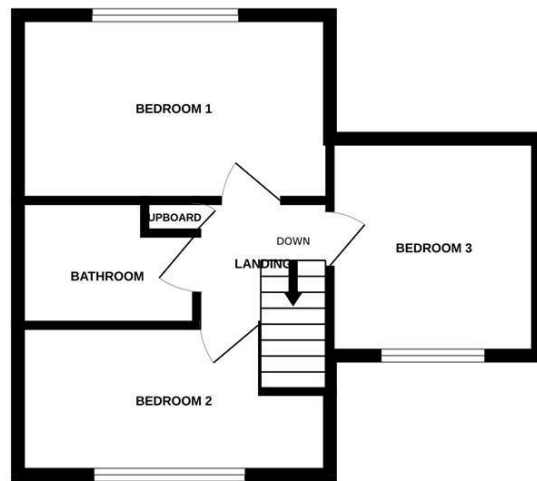
OUTSIDE



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		

England & Wales

EU Directive 2002/91/EC



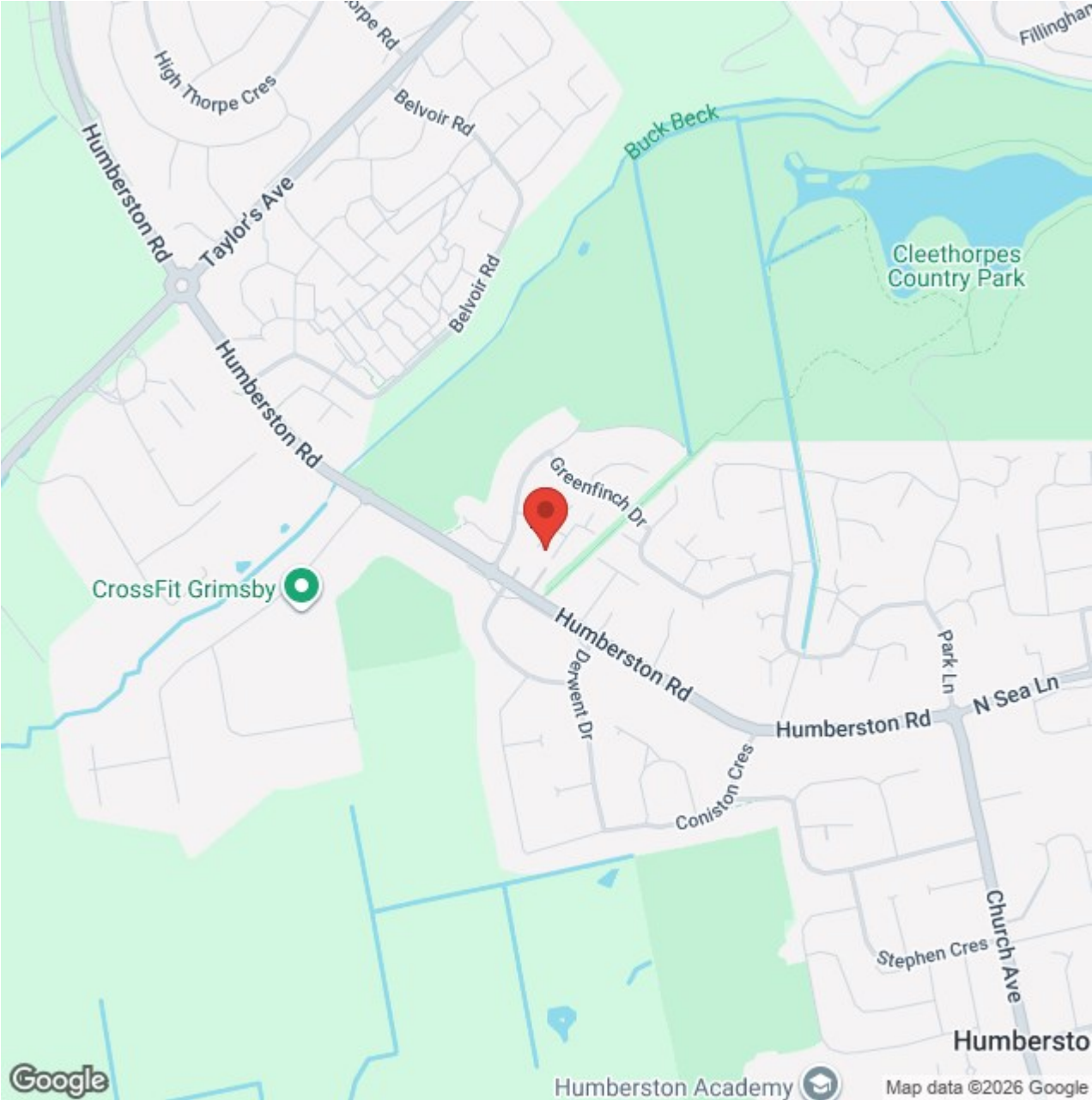
Environmental Impact (CO₂) Rating

	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.**

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